

JACKSONVILLE, FL EXCEPTIONAL INVESTMENT

AVAILABLE
PORTFOLIO OF
22 RENTAL
HOMES

DURPO

REALTY
ASSOCIATES



Fantastic Florida Real Estate Investment Opportunity

INTRODUCTION

Now Offering a Portfolio of 22 Rental Homes in Jacksonville Florida

Exclusively Offered by Chip Durpo, Owner/Broker with Durpo Realty Associates, LLC. real estate marketing firm serving real estate markets in Florida, Georgia, North Carolina, and South Carolina.

Don't miss out on an exclusive opportunity to expand your real estate portfolio! Chip Durpo, and Durpo Realty Associates, is offering a portfolio of 22 rental homes in Jacksonville, Florida. These properties are currently fully occupied, providing a steady and reliable cash flow. Plus, the rental rates allow for potential rate increases, meaning even greater income potential. And if you're interested in selling the homes individually, you can earn an impressive average of 6.2% ROI until the homes are readied for resale.

Discerning investors are always on the lookout for opportunities that offer great returns. As a trusted and knowledgeable realtor, Chip knows that every detail matters when it comes to investment properties. He has put together this comprehensive package that provides all the necessary information on each of the homes in this portfolio - a valuable resource for any wise investor. With homes for sale in Jacksonville, FL. being in high demand, this opportunity is not one to be missed.

Investing in real estate is a wise move for those looking to build their wealth, and Duval County in Florida is leading the way for home price appreciation. According to John Burns Real Estate Consulting, Florida has had the highest home price appreciation over the last decade, and Duval County is leading the state in this trend. 9 out of the top 21 fastest-growing neighborhoods in Florida are located in Duval County, including the No. 1 neighborhood with an impressive 47% growth year-over-year. As the housing market continues to boom, now is an opportune time for wise investors to take advantage of the many homes for sale in Jacksonville FL and throughout the county.

Regional collaboration is strong, and Jacksonville's economic base is diverse. Top industries include advanced manufacturing, transportation and logistics, financial services, IT and innovation, and health and biomedical. Situated halfway between Miami and Atlanta, Jacksonville is central to the Southeast.

Chip Durpo, Broker



HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 11511 ANAMOREE LANE, JACKSONVILLE, FL 32223

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1298 SQ FT
Lot Sq Ft: 1,798
Year Built: 1976

FINANCIAL DETAILS

Current Monthly Rent: \$1,425
Annual Rent: \$17,100.00



See Full Details on Page: 24 | For More Information Call Chip (706)-746-2900.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 124 MAGNOLIA TRAIL, SATSUMA, FL 32189

PROPERTY DETAILS

2 Bedroom 2 Bath
Building Sq Ft: 1138 SQ FT
Lot Sq Ft: 8,276
Year Built: 1979

FINANCIAL DETAILS

Current Monthly Rent: \$1,000
Annual Rent: \$12,000.00



See Full Details on Page: 42 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 1614 WOFFORD AVE. JACKSONVILLE, FL 32218

PROPERTY DETAILS

2 Bedroom 1 Bath
Building Sq Ft: 720 SQ FT
Lot Sq Ft: 10,174
Year Built: 1953

FINANCIAL DETAILS

Current Monthly Rent: \$825
Annual Rent: \$9,900.00



See Full Details on Page: 53 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 1714 FOURAKER RD JACKSONVILLE FL 32221

PROPERTY DETAILS

4 Bedroom 2 Bath
Building Sq Ft: 1474 SQ FT
Lot Sq Ft: 10,932 SQ FT
Year Built: 1958

FINANCIAL DETAILS

Current Monthly Rent: \$1,125
Annual Rent: \$13,500.00



See Full Details on Page: 63 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 231 BOWLAN ST. N, JACKSONVILLE, FL 32211

PROPERTY DETAILS

3 Bedroom 1 Bath
Building Sq Ft: 1,188 SQ FT
Lot Sq Ft: 6,779 SQ FT
Year Built: 1961

FINANCIAL DETAILS

Current Monthly Rent: \$925
Annual Rent: \$11,100.00



See Full Details on Page: 80 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 2491 MONTREAL ST. ATLANTIC BEACH, FL 32233

PROPERTY DETAILS

4 Bedroom 2 Bath
Building Sq Ft: 1,125 SQ FT
Lot Sq Ft: 9,080 SQ FT
Year Built: 1970

FINANCIAL DETAILS

Current Monthly Rent: \$1,450
Annual Rent: \$17,400.00



See Full Details on Page: 97 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 3835 ROSETREE DR. JACKSONVILLE, FL 32207

PROPERTY DETAILS

2 Bedroom 2 Bath
Building Sq Ft: 1,184 SQ FT
Lot Sq Ft: 8,236 SQ FT
Year Built: 1950

FINANCIAL DETAILS

Current Monthly Rent: \$1,025
Annual Rent: \$12,300.00



See Full Details on Page: 112 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 3961 HABANA AVE., JACKSONVILLE, FL 32217

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,464 SQ FT
Lot Sq Ft: 9,725 SQ FT
Year Built: 1959

FINANCIAL DETAILS

Current Monthly Rent: \$1,400
Annual Rent: \$16,800.00



See Full Details on Page: 129 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 4011 PACKARD RD., JACKSONVILLE, FL 32246

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,008 SQ FT
Lot Sq Ft: 10,151 SQ FT
Year Built: 1959

FINANCIAL DETAILS

Current Monthly Rent: \$1,150
Annual Rent: \$13,800.00



See Full Details on Page: 144 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 4814 BANKHEAD AVE., JACKSONVILLE, FL 32207

PROPERTY DETAILS

4 Bedroom 1.5 Bath
Building Sq Ft: 1,989 SQ FT
Lot Sq Ft: 8,165 SQ FT
Year Built: 1958

FINANCIAL DETAILS

Current Monthly Rent: \$1,335
Annual Rent: \$16,020.00



See Full Details on Page: 153 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 5538 SHARON TERRACE, JACKSONVILLE, FL 32227

PROPERTY DETAILS

3 Bedroom 1 Bath
Building Sq Ft: 1,170 SQ FT
Lot Sq Ft: 9,667 SQ FT
Year Built: 1952

FINANCIAL DETAILS

Current Monthly Rent: \$1,100
Annual Rent: \$13,200

5538 Sharon Terrace, Jacksonville, FL 32227
Portfolio of 22 Homes



See Full Details on Page: 166 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 560 BLAIRMORE BLVD. W, ORANGE PARK, FL 32218

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,350 SQ FT
Lot Sq Ft: 8,015 SQ FT
Year Built: 1972

FINANCIAL DETAILS

Current Monthly Rent: \$995
Annual Rent: \$11,940



See Full Details on Page: 183 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 5632 ORANGEWOOD RD., JACKSONVILLE, FL 32207

PROPERTY DETAILS

4 Bedroom 2 Bath
Building Sq Ft: 1,475 SQ FT
Lot Sq Ft: 7,815 SQ FT
Year Built: 1950

FINANCIAL DETAILS

Current Monthly Rent: \$1,235
Annual Rent: \$14,820



See Full Details on Page: 199 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 5957 CARIBBEAN DR S, JACKSONVILLE, FL 32277

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,380 SQ FT
Lot Sq Ft: 8,956 SQ FT
Year Built: 1959

FINANCIAL DETAILS

Current Monthly Rent: \$1,100
Annual Rent: \$13,200



See Full Details on Page: 215 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 6139 COLGATE RD., JACKSONVILLE, FL 32207

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,423 SQ FT
Lot Sq Ft: 7,612 SQ FT
Year Built: 1950

FINANCIAL DETAILS

Current Monthly Rent: \$1,050
Annual Rent: \$12,600



See Full Details on Page: 233 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 6267 SHADY OAK DR., JACKSONVILLE, FL 32277

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,407 SQ FT
Lot Sq Ft: 7,325 SQ FT
Year Built: 1956

FINANCIAL DETAILS

Current Monthly Rent: \$1,078
Annual Rent: \$12,936



See Full Details on Page: 247 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 6835 KING ARTHUR RD., JACKSONVILLE, FL 32221

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,175 SQ FT
Lot Sq Ft: 8,861 SQ FT
Year Built: 1954

FINANCIAL DETAILS

Current Monthly Rent: \$1,200
Annual Rent: \$14,400

6835 King Arthur Rd., Jacksonville, FL 32221
Portfolio of 22 Homes



See Full Details on Page: 264 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 7436 ELVIA DR., JACKSONVILLE, FL 32211

PROPERTY DETAILS

4 Bedroom 1.5 Bath
Building Sq Ft: 1,172 SQ FT
Lot Sq Ft: 7,650 SQ FT
Year Built: 1958

FINANCIAL DETAILS

Current Monthly Rent: \$1,010
Annual Rent: \$12,120



See Full Details on Page: 279 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

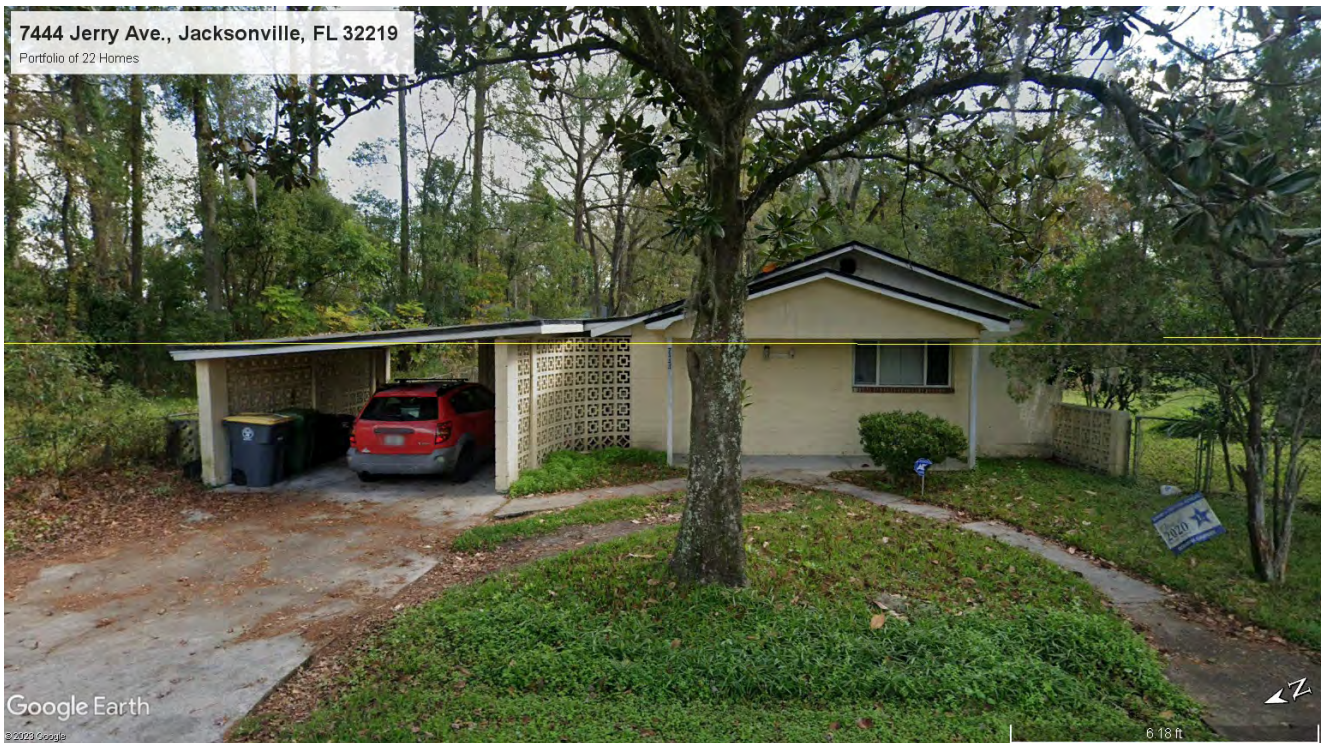
ABOUT: 7444 JERRY AVE., JACKSONVILLE, FL 32219

PROPERTY DETAILS

3 Bedroom 1 Bath
Building Sq Ft: 963 SQ FT
Lot Sq Ft: 10,000 SQ FT
Year Built: 1955

FINANCIAL DETAILS

Current Monthly Rent: \$572
Annual Rent: \$6,864



See Full Details on Page: 293 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

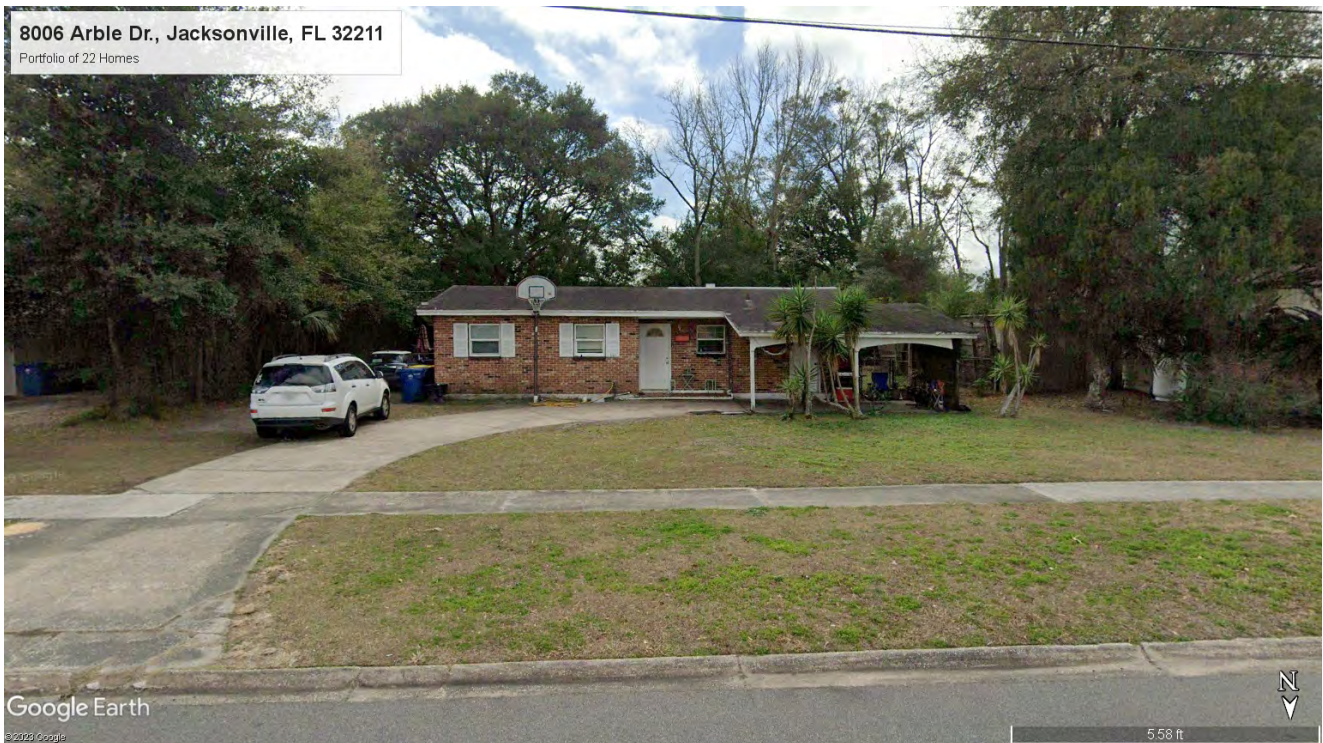
ABOUT: 8006 ARBLE DR., JACKSONVILLE, FL 32211

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,324 SQ FT
Lot Sq Ft: 8,771 SQ FT
Year Built: 1962

FINANCIAL DETAILS

Current Monthly Rent: \$1,279
Annual Rent: \$15,348.00



See Full Details on Page: 310 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 8362 KINKAID COURT, JACKSONVILLE, FL 32244

PROPERTY DETAILS

3 Bedroom 2 Bath
Building Sq Ft: 1,464 SQ FT
Lot Sq Ft: 9,750 SQ FT
Year Built: 1972

FINANCIAL DETAILS

Current Monthly Rent: \$1,250
Annual Rent: \$15,000



See Full Details on Page: 325 | For More Information Call Chip (706)-746-2900.

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HOME INCLUDED IN PORTFOLIO OF 22 RENTAL HOMES IN:
JACKSONVILLE FL

ABOUT: 8966 MACARTHUR COURT, JACKSONVILLE, FL 32216

PROPERTY DETAILS

2 Bedroom 2 Bath
Building Sq Ft: 1,058 SQ FT
Lot Sq Ft: 10,950 SQ FT
Year Built: 1954

FINANCIAL DETAILS

Current Monthly Rent: \$1,100
Annual Rent: \$13,200

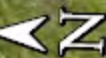


See Full Details on Page: 339 | For More Information Call Chip (706)-746-2900.

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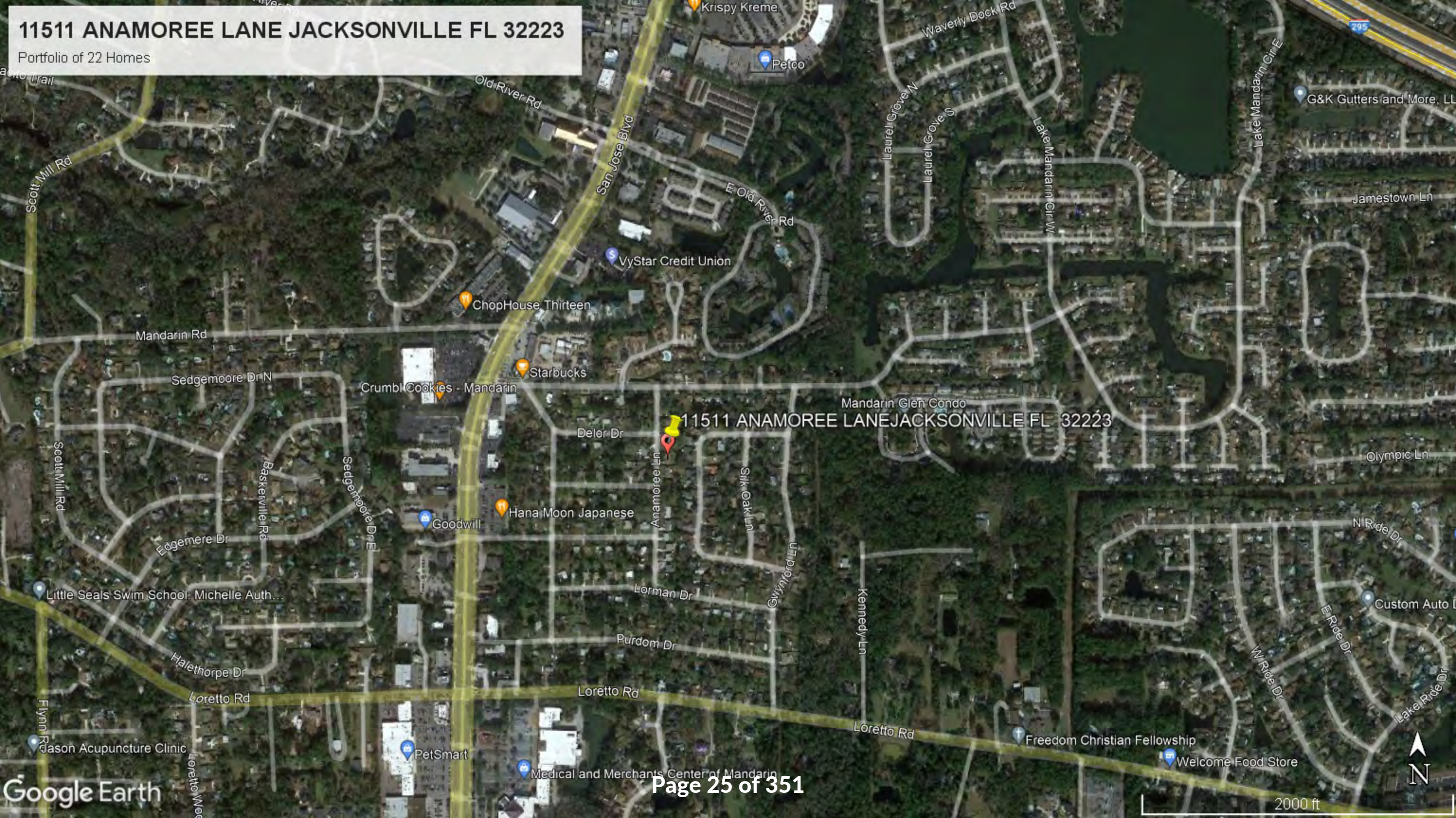
11511 ANAMOREE LANE JACKSONVILLE FL 32223

Portfolio of 22 Homes



11511 ANAMOREE LANE JACKSONVILLE FL 32223

Portfolio of 22 Homes

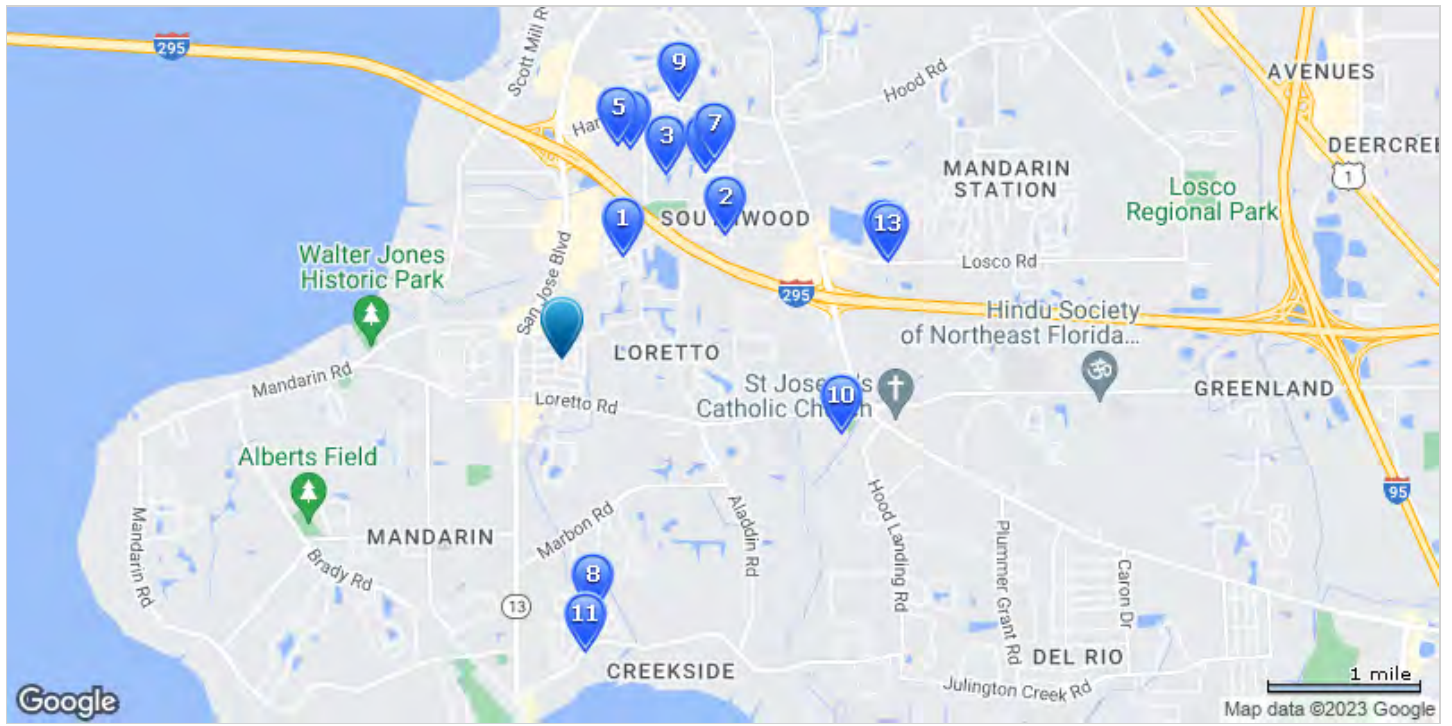


11511 ANAMOREE LANE JACKSONVILLE FL 32223



11511 ANAMOREE LANE JACKSONVILLE FL 32223
Portfolio of 22 Homes





Map showing streets: Old River Rd, San Jose Blvd, E Old River Rd, Mandarin Rd, Sedgemoore Dr N, Sedgemoore Dr E, Deler Dr, Anamoree Ln, Silk Oak Ln, Lorman Dr, Purdom Dr, Loretto Rd, Kennedy Ln, Waverly Dock Rd, Laurel Grove N, Laurel Grove S, Lake Mandarin Cir W, Lake Mandarin Cir E, Olympic Ln, N Ride Dr, E Ride Dr, W Ride Dr, Lake Ride Dr, Scott Mill Rd, Baskerville Rd, Edgemere Dr, Halethorpe Dr, Loretto Rd, Flynn Rd, Jason Acupuncture Clinic, PetSmart, Medical and Merchants Center of Mandarin, Welcome Food Store, Freedom Christian Fellowship, Custom Auto D, G&K Gutters and More, LL, Krispy Kreme, Petco, VyStar Credit Union, ChopHouse Thirteen, Starbucks, Crumbl Cookies - Mandarin, Hana Moon Japanese, Goodwill, Little Seals Swim School: Michelle Auth...











SEARCH CRITERIA			
Number of Comparables	13	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	7,906 - 10,696 Sq Ft
Living/Building Area	1,528 - 2,068 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price		\$477,000	\$277,500	\$350,000	\$349,500
Price Per Sq Ft		\$245.88	\$150.95	\$211.39	\$203.30
Building Sq Ft	1,798	1,940	1,534	1,703	1,724
Bedrooms	3	4	2	3	3
Total Baths	2	3	2	2	2
Stories	1	2	1	1	1
Year Built	1976	1993	1964	1985	1983
Distance (miles)		1.96	0.69	1.43	1.44
Total Assessment	\$231,172	\$334,941	\$172,893	\$258,525	\$252,824
Total Market Value	\$231,172	\$334,941	\$172,893	\$258,525	\$252,824
Value Projected by Assessment	\$323,331				
Value Projected by Sq Ft	\$365,533				
RealAVM™ (1)	\$340,700	\$471,300	\$272,600	\$356,000	\$357,446



(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.


	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	11511 Anamoree Ln	3393 Sarah Spaulding Dr	3794 Barbizon Cir N	3577 Hampton Glen Pl
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32223	32223	32257	32257
County	Duval	Duval	Duval	Duval
PID	156135-0060	156411-1032	156332-8190	155916-6625
Sale Date	10/22/1996	11/08/2022	04/07/2023	01/30/2023
Sale Price		\$420,000	\$350,000	\$350,000
Price Per Sq Ft		\$230.26	\$205.52	\$222.08
Building Sq Ft	1,798	1,824	1,703	1,576
Main Area	1,398	1,824	1,703	1,192
Year Built	1976	1978	1991	1988
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	2
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Brick	Brick	Single Siding	Siding Sheathing
Garage Type		Garage	Garage	Garage
Pool		Pool		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	87	100		70
Lot Depth	110	110		132
Lot Acres	0.2135	0.2428	0.2346	0.2121
Lot Sq Ft	9,301	10,578	10,221	9,241
Annual Tax	\$3,543	\$2,020	\$2,822	\$2,191
Distance (miles)		0.69	1.17	1.22

	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	11511 Anamoree Ln	3413 Orchard Walk Pl	3336 Cypresswood Dr S	10715 Aquila Ct
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32223	32257	32257	32257
County	Duval	Duval	Duval	Duval
PID	156135-0060	155917-5035	155892-0000	155787-0480
Sale Date	10/22/1996	02/03/2023	03/22/2023	11/10/2022
Sale Price		\$360,000	\$340,000	\$365,000
Price Per Sq Ft		\$211.39	\$216.84	\$218.96
Building Sq Ft	1,798	1,703	1,568	1,667
Main Area	1,398	1,703	1,568	1,667
Year Built	1976	1993	1964	1989
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Brick	Brick	Single Siding	Siding Sheathing
Garage Type		Garage	Garage	Garage
Pool			Pool	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	87		80	49
Lot Depth	110		115	130
Lot Acres	0.2135	0.2206	0.2151	0.2154
Lot Sq Ft	9,301	9,608	9,369	9,382
Annual Tax	\$3,543	\$4,446	\$1,182	\$3,876
Distance (miles)		1.26	1.27	1.35

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	11511 Anamoree Ln	10682 Eaglet Ct	12323 Toucan Dr	10484 Indian Walk Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32223	32257	32223	32257
County	Duval	Duval	Duval	Duval
PID	156135-0060	155787-0365	159317-0000	149017-2154
Sale Date	10/22/1996	03/27/2023	12/13/2022	04/21/2023
Sale Price		\$350,000	\$285,000	\$312,000
Price Per Sq Ft		\$228.16	\$150.95	\$185.94
Building Sq Ft	1,798	1,534	1,888	1,678
Main Area	1,398	1,534	1,888	1,458
Year Built	1976	1989	1976	1978
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-70
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Brick	Single Siding	Brick	Brick
Garage Type		Garage	Garage	Garage
Pool			Pool	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	87	96	85	75
Lot Depth	110	124	120	155
Lot Acres	0.2135	0.2121	0.2354	0.2172
Lot Sq Ft	9,301	9,239	10,254	9,461
Annual Tax	\$3,543	\$2,705	\$1,893	\$4,270
Distance (miles)		1.43	1.47	1.63

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	11511 Anamoree Ln	11841 Loretto Square Dr S	3302 Remler Dr S	11055 Peppermill Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32223	32223	32223	32257
County	Duval	Duval	Duval	Duval
PID	156135-0060	158990-5040	159398-0000	156421-0710
Sale Date	10/22/1996	11/23/2022	02/03/2023	01/30/2023
Sale Price		\$477,000	\$367,000	\$290,000
Price Per Sq Ft		\$245.88	\$207.58	\$154.26
Building Sq Ft	1,798	1,940	1,768	1,880
Main Area	1,398	1,940	1,768	1,016
Year Built	1976	1991	1976	1985
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-80	RLD-60	RMD-B
Stories	1	1	1	2
Bedrooms	3	4	3	2
Bathrooms (Total)	2	2	2	3
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				1
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Brick	Brick	Brick	Single Siding
Garage Type		Garage	Garage	Garage
Pool		Pool		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	87		83	
Lot Depth	110		120	
Lot Acres	0.2135	0.2192	0.2263	0.2069
Lot Sq Ft	9,301	9,548	9,857	9,014
Annual Tax	\$3,543	\$5,898	\$4,167	\$1,046
Distance (miles)		1.66	1.70	1.94

	Subject Property	Comparable 13
		
Address	11511 Anamoree Ln	11060 Wandering Oaks Dr
Property City	Jacksonville	Jacksonville
Property Zip	32223	32257
County	Duval	Duval
PID	156135-0060	156421-0124
Sale Date	10/22/1996	11/09/2022
Sale Price		\$277,500
Price Per Sq Ft		\$165.08
Building Sq Ft	1,798	1,681
Main Area	1,398	1,407
Year Built	1976	1985
County Land Use	Single Family	Single Family
Land Use - State	Single Family	Single Family
Zoning	RLD-60	RMD-B
Stories	1	2
Bedrooms	3	3
Bathrooms (Total)	2	2
Bathrooms (Full)	2	2
Bathrooms (Half)		
Interior Wall	Drywall	Drywall
Exterior	Brick	Single Siding
Garage Type		Garage
Pool		
Heat Type	Forced Air	Forced Air
Cooling Type	Central	Central
Lot Frontage	87	
Lot Depth	110	
Lot Acres	0.2135	0.2275
Lot Sq Ft	9,301	9,909
Annual Tax	\$3,543	\$3,242
Distance (miles)		1.96

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 11511 ANAMOREE LN
 Jacksonville FL 32223

Official Record Book/Page
 18979-01745

Tile #
 7607

11511 ANAMOREE LN

Property Detail

RE #	156135-0060
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02890 MAN-DE-LOR
Total Area	9301

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$171,172.00	\$179,740.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$60,000.00	\$65,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$231,172.00	\$244,740.00
Assessed Value	\$178,710.00	\$196,581.00
Cap Diff/Portability Amt	\$52,462.00 / \$0.00	\$48,159.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$178,710.00	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
18979-01745	4/25/2019	\$100.00	WD - Warranty Deed	Unqualified	Improved
05250-00011	12/19/1980	\$100.00	MS - Miscellaneous	Unqualified	Improved
06285-00753	1/29/1987	\$55,800.00	WD - Warranty Deed	Unqualified	Improved
06339-01239	5/28/1987	\$65,000.00	WD - Warranty Deed	Unqualified	Improved
06609-00237	11/5/1988	\$65,909.00	AG - Agreement for Deed	Unqualified	Improved
06742-00399	11/5/1988	\$66,000.00	WD - Warranty Deed	Unqualified	Improved
07379-02090	7/8/1992	\$5,000.00	QC - Quit Claim	Unqualified	Improved
07724-01481	11/19/1993	\$75,510.00	AG - Agreement for Deed	Unqualified	Improved
08464-00314	10/22/1996	\$100.00	CT - Certificate of Title	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	87.00	110.00	Common	1.00	Lot	\$65,000.00

Legal

LN	Legal Description
1	25-4 07-4S-27E .219
2	MAN-DE-LOR
3	PT TRACT B RECD O/R 8464-314

Buildings 

Building 1

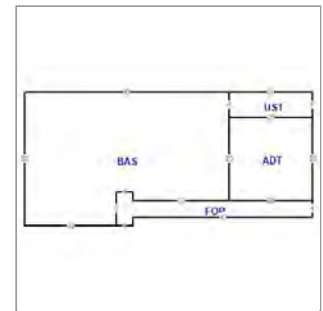
Building 1 Site Address
 11511 ANAMOREE LN Unit
 Jacksonville FL 32223

Building Type	0101 - SFR 1 STORY
Year Built	1976
Building Value	\$179,740.00

Type	Gross Area	Heated Area	Effective Area
Addition	400	400	360
Base Area	1398	1398	1398
Finished Open Porch	204	0	61
Unfinished Storage	120	0	48

Element	Code	Detail
Exterior Wall	19	19 Common Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	



Total	2122	1798	1867	Rooms / Units	1.000	
-------	------	------	------	---------------	-------	--

2022 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	\$178,710.00	\$0.00	\$178,710.00	\$1,858.90	\$2,022.44	\$1,854.31
Public Schools: By State Law	\$231,172.00	\$0.00	\$231,172.00	\$582.21	\$748.07	\$723.71
By Local Board	\$231,172.00	\$0.00	\$231,172.00	\$367.64	\$519.67	\$457.00
FL Inland Navigation Dist.	\$178,710.00	\$0.00	\$178,710.00	\$5.20	\$5.72	\$5.13
Water Mgmt Dist. SJRWMD	\$178,710.00	\$0.00	\$178,710.00	\$35.56	\$35.28	\$35.28
			Totals	\$2,849.51	\$3,331.18	\$3,075.43
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$163,543.00	\$162,464.00	\$0.00	\$162,464.00		
Current Year	\$231,172.00	\$178,710.00	\$0.00	\$178,710.00		

2022 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.

2022**2021****2020****2019****2018****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](#)

11511 Anamoree Ln, Jacksonville, FL 32223-7260, Duval County

APN: 156135-0060 CLIP: 9103930147

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	N/A	10/22/1996
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,798	9,301	1976	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Man-De-Lor	Map 1	4674
Subdivision #	B	School District	Duval County SD
Section	07	High School District/School Name	1200480
Township	04S	Elementary School District	1200480
Range	27E	Neighborhood Code	3168083-3168083
Property Zip	32223	Zoning	RLD-60
Property Zip+4	7260	Taxing Authority	General Services
Property Carrier Route	C029	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	168.08	Flood Zone Date	11/02/2018
Census Block Group	2	Flood Zone Panel	12031C0542J

TAX INFORMATION			
PID	156135-0060	Tax Area	GS
Parcel ID	1561350060	Legal Unit #	GS
% Improved	74%		
Legal Description	25-4 07-4S-27E .219 MAN-DE-LOR PT TRACT B RECD O/R 8464-314		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$231,172	\$163,543	\$147,695
Market Value - Land	\$60,000	\$55,000	\$38,500
Market Value - Improved	\$171,172	\$108,543	\$109,195
Assessed Value - Total	\$178,710	\$162,464	\$147,695
Assessed Value - Land			\$38,500
Assessed Value - Improved			\$109,195
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$16,246	\$14,769	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,812		
2021	\$3,061	\$249	8.85%
2022	\$3,543	\$482	15.73%

CHARACTERISTICS			
Lot Frontage	87	Total Baths	2
Lot Depth	110	Full Baths	2
Lot Acres	0.2135	Cooling Type	Central
Lot Sq Ft	9,301	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Roof Material	Asphalt
Building Type	Single Family	Roof Shape	Gable/Hip
Building Sq Ft	1,798	Interior Wall	Drywall
Gross Area	1,798	Exterior	Brick
Total Bldg Sq Ft	1,867	Floor Cover	Vinyl/Cork Tile
Stories	1	Year Built	1976

Quality	Average	Effective Year Built	1976
Bedrooms	3		

FEATURES	
Building Description	Building Size
Addition	400
Base Area	1,398
Finished Open Porch	204
Unfinished Storage	120

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:13
Sell Score	613		

ESTIMATED VALUE			
RealAVM™	\$340,700	Confidence Score	73
RealAVM™ Range	\$298,900 - \$382,500	Forecast Standard Deviation	12
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

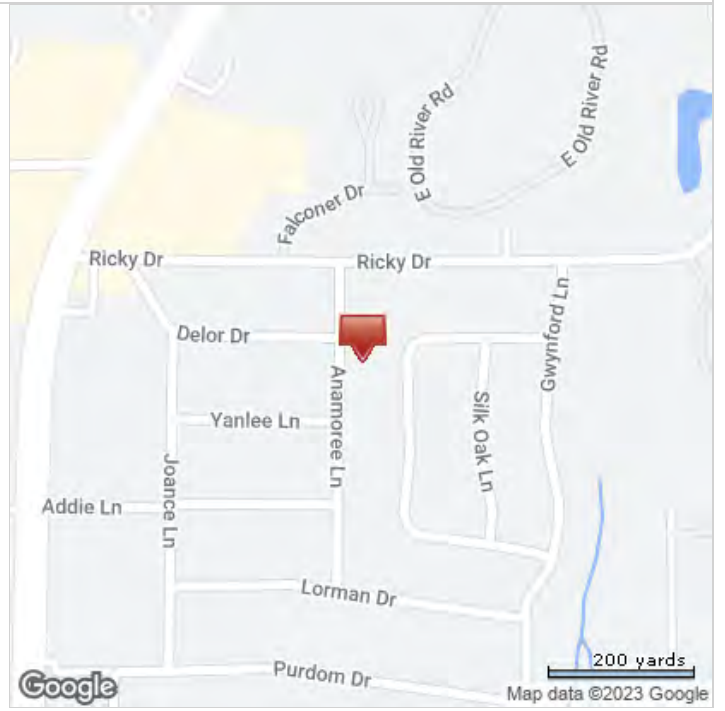
LAST MARKET SALE & SALES HISTORY			
Recording Date	10/22/1996	Owner Name	Harden Ernest D
Sale Date	10/22/1996	Owner Name 2	Harden Linda L
Document Number	8464-314	Seller	Court Clerk/Duval County
Deed Type	Foreclosure Deed		

Recording Date	10/24/2019	10/22/1996	10/11/1996	12/02/1993	
Sale/Settlement Date	08/25/2019	10/22/1996	10/10/1996	11/19/1993	07/1992
Sale Price	\$100			\$75,510	\$5,000
Nominal	Y	Y			Y
Buyer Name	Harden Ernest D & Linda L	Harden Ernest D	Harden Ernest D	Davis Johnnie L	Harden Ernest D
Seller Name	Harden Ernest D	Court Clerk/Duval County	Court Clerk/Duval County	Harden Ernest D	Hagan Joe R
Document Number	18979-1745	8464-314	8456-2150	7724-1481	7379-2090
Document Type	Warranty Deed	Foreclosure Deed	Contract Of Sale	Deed (Reg)	Quit Claim Deed

Recording Date				
Sale/Settlement Date	11/1988		05/1987	01/1987
Sale Price	\$66,000		\$65,000	\$55,800
Nominal				
Buyer Name	Hagan Joe R		Pierce Thomas R & E	Little Richard
Seller Name	Pierce Thomas R & E		Little Richard	Dixon Ernest M
Document Number	6742-399		6339-1239	6285-753
Document Type	Warranty Deed		Warranty Deed	Warranty Deed

MORTGAGE HISTORY				
Mortgage Date	06/12/2013	03/06/2008	02/04/1999	
Mortgage Amount	\$155,000	\$161,600	\$57,061	\$64,096
Mortgage Lender	Green Tree Servicing LLC	Bank Of America	Nationsbank	Centrust Mtg Corp
Mortgage Code	Conventional	Conventional	Conventional	Fha

PROPERTY MAP



*Lot Dimensions are Estimated

Book 8464 Pg 314

Bk: 8464
Pg: 314 - 315
Doc# 96222282
Filed & Recorded
10/22/96
09:59:03 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 0.00
DEED .70

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA.

CASE NO. 96-03005-CA

DIVISION: CV-A

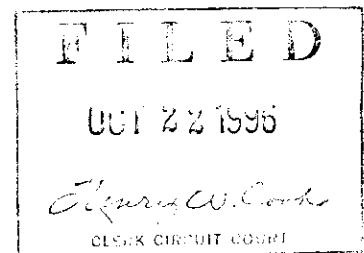
ERNEST D. HARDEN,

Plaintiff,

-vs-

JOHNNIE L. DAVIS and DOROTHY H. DAVIS,
his wife,

Defendants.



CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he executed and filed a certificate of sale in this action on

OCTOBER 10, 1996

for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

A portion of Tract "B" as shown on map of Man-de-Lor as recorded in Plat Book 25, Page 4, of the current public records of Duval County, Florida, and being more particularly described as follows:

For a point of reference commence at the intersection of the Northerly right-of-way line of Loretto Road (a 60 foot right-of-way as now established): with the

Easterly right-of-way line of Gwynford Lane (a 60 foot right-of-way as now established): from the point of reference thus described run North 0 degrees 34 minutes West along the said Easterly right-of-way line of Gwynford Lane, a distance of 668.36 feet to its intersection with the Northerly right-of-way line of Lormon Drive (a 60 foot right-of-way as now established): thence run North 81 degrees 19 minutes West along said Northerly right-of-way line of Lormon Drive, a distance of 755.07 feet to its intersection with the Easterly right-of-way line of Anamoree Lane (a 60 foot right-of-way as now established); thence run North 0 degrees 57 minutes East along the said Easterly right-of-way line of Anamoree Lane, a distance of 860.88 feet to the point of beginning: from the point of beginning thus described continue North 0 degrees 57 minutes East along the said Easterly right-of-way line of Anamoree Lane, a distance of 85.11 feet; thence run North 89 degrees 55 minutes 15 seconds East, a distance of 100.0 feet; thence run South 0 degrees 57 minutes West, a distance of 86.89 feet; thence run North 89 degrees 03 minutes West, a distance of 100.0 feet to the Point of Beginning.

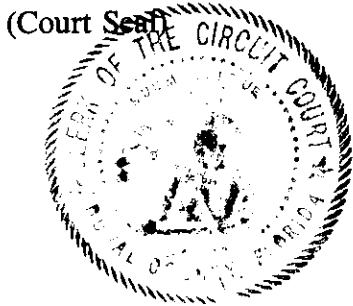
Said property is also known as 11511 Anamoree Lane, Jacksonville, Florida.

was sold to **ERNEST D. HARDEN, 5541 Arlington Road, Suite 3, Jacksonville, Florida 32211**

WITNESS my hand and seal of the court on OCT 29 1976

HENRY W. COOK
As Clerk of the Court

By: Kay Ancion
As Deputy Clerk



Agreement for Deed

OFFICIAL RECORDS

Made this 19th day of November, A.D. 19 93 BETWEEN ERNEST D. HARDEN, A MARRIED MAN CONVEYING HIS NON-HOMESTEAD PROPERTY

of the County of Duval, State of Florida hereinafter referred to as seller, and

Ret: JOHNNIE L. DAVIS AND DOROTHY H. DAVIS, HIS WIFE

1151 Anandree, Jax, FL 32225 of the County of Duval, State of Florida hereinafter referred to as purchasers,

3

WITNESSETH, That provided the said purchasers shall first make the payments and perform the covenants hereinafter set forth on their part to be made and performed the said sellers covenant and agree to and will by good and sufficient warranty deed convey and assure to the said purchasers, their heirs and assigns forever in fee simple, free and clear of all incumbrances, the following described land situate in Duval County, Florida, to wit:

SEE ATTACHED EXHIBIT "A", BY THIS REFERENCE MADE A PART THEREOF.

It is acknowledged and agreed by and between the seller and the buyers that this Agreement is subject, subordinate and inferior to the mortgage to U. S. BANCORP MORTGAGE COMPANY, dated May 28 1987 and recorded in O/R Book 6339, page 1241 public records of Duval County, Florida. Further, seller agrees to make all payments and keep all of the covenants and conditions required by said first mortgage current. Should the slier herein fail for any reason to make the payment due on the first mortgage to the holder thereof, the buyers herein shall make such payments on the first mortgage as the same become due. Payments so made by the buyers herein on the first mortgage shall be applied against the monthly sums due by the terms of this Agreement thus obligating the buyers herein to pay to the holder of this Agreement only the difference between the monthly amount due on this Agreement and the monthly amount paid to the holder of the first mortgage.

ALL FLORIDA TITLE SERVICES, INC.
341 E. FORSYTH STREET
JACKSONVILLE, FLORIDA 32202
(904) 356-9211

Documentary Tax 93 F.S. 201.02 \$
Documentary Tax 93 F.S. 201.02 \$ 264.60
In sp's tax 93 F.S. 197 151.00
Rec'd \$ 716.325
Harry W. Cook, Clerk of Circuit Court Duval County
B. R. Plowden, Deputy Clerk

The purchase price of said land is \$ 75,510.00, of which the purchasers have herewith paid to the sellers the sum of \$ 5,010.00 and the purchasers agree to pay to the sellers the balance, to wit: the principal sum of

SEVENTY THOUSAND, FIVE HUNDRED AND NO/100-----Dollars, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid at the rate of 12.0 per centum per annum from until paid; said principal and interest to be payable in consecutive monthly installments, each in the sum of \$ 725.45 and payable in consecidion on the 1st day of each and every month hereafter beginning with the 1st day of December 19 93 said installments to be applied first to interest and balance to principal. The purchasers may prepay any part of the principal sum hereof in multiples of \$ 725.45 on any installment payment date, but any such prepayment shall not relieve the purchasers from making the payment of the installment then due and any subsequent installment provided hereby, unless at the time of such prepayment the purchasers pay all sums unpaid hereon.

The purchasers covenant and agree as follows: (a) to pay all taxes, fines and assessments levied or assessed on said land subsequent to December 31, 19 93, as and when the same respectively become due and shall exhibit to the sellers immediately after such payment the official receipts therefor; (b) to place and continuously keep on the buildings now or hereafter situate on said land fire and extended coverage insurance in the usual standard policy form in a sum not less than \$ full value in such company or companies as may be approved by the sellers and said policies shall be delivered up and held by the sellers and contain the usual clauses making said policies payable to the sellers as their interest may appear; and in the event any sum of money becomes payable under such policies the sellers shall have the right to receive and apply the same on account of the indebtedness secured hereby; (c) to permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof; (d) to at all times keep and maintain the buildings and improvements on said land in a good and tenantable state of repair and condition.

SEE OTHER PROVISIONS ON REVERSE SIDE.

Account
115.00
1.00
15.00

Time is of the essence of this agreement and in the event of any breach of this agreement or default on the part of the purchasers of any kind whatsoever the seller with his advice to the purchasers exercise the following options: (a) to terminate this agreement and retain all sums of money theretofore paid by the purchasers as liquidated damages and/or the reasonable rental value of said land, and to reenter said premises and take possession thereof as fully and to all intents and purposes as if the purchasers had no interest in said property whatsoever, or (b) to accelerate all sums of money secured by this agreement, whether due by the literal terms hereof or not, and to foreclose this agreement in accordance with the rules of practice applicable to vendor's liens, in which event the purchasers agree to pay all costs of collection and foreclosure, including a reasonable attorney's fee.

The words seller, sellers, purchaser and purchasers, whether in the singular or plural as the case may be wherever herein used shall be taken to mean and include the singular, if only one, and plural, jointly and severally, if more than one, and their respective heirs, assigns and legal representatives, and, that the word their takes to mean his, her or its wherever the context hereof so implies or admits.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Sign and Seal in Our Presence.
John F. Riebsame

JOHN F. RIEBSAME

Ernest D. Harden
----- (SEAL)
ERNEST D. HARDEN

Laura M. Riebsame

LAURA M. RIEBSAME

Johnnie L. Davis
----- (SEAL)
JOHNNIE L. DAVIS
Dorothy H. Davis
----- (SEAL)
DOROTHY H. DAVIS

STATE OF FLORIDA
COUNTY OF DUVAL }

Before me personally appeared ERNEST D. HARDEN

and JOHNNIE L. DAVIS AND DOROTHY H. DAVIS, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 19th day of November, 1993,
at Jacksonville, DUVAL County and State aforesaid.
LAURA M. RIEBSAME
Notary Public, State of Florida
My comm. expires May 31, 1997
Comm. No. CC220812
Laura M. Riebsame

Notary Public in and for the County and State aforesaid.
My commission expires:

ADDITIONAL PROVISIONS:

1. Any payment received more than 10 days after its due date shall be subject to a 5% late fee, which fee the maker herein agrees to pay.
2. Buyers agree to pay the collection fee of any Collection Agency with which this note is placed for collection purposes.
3. The buyers interest to the property described herein shall not be assigned, sold or otherwise transferred to any party not a party herein, without the express written consent of the seller. Should buyers sell, assign, or otherwise transfer any interest without the seller's written consent, the entire amount owing hereunder shall become immediately due and payable.
4. The monthly escrow account charges for taxes and insurance charged by the first mortgage holder shall be paid each month to the seller by the buyers with and in addition to the regular monthly payment of principal and interest made under this Agreement, and the seller shall remit those escrow payments to the first mortgage holder with the monthly payment of principal and interest on the first mortgage.

J.F. Riebsame
J.F. Riebsame
J.F. Riebsame

EXHIBIT "A"

OFFICIAL RECORDS

LOT 22:

A portion of Tract "B" is shown on map of Dun-De-Loc as recorded in Plat Book 25, Page 4, of the current public records of Duval County, Florida, and being more particularly described as follows:

For a point of reference commence at the intersection of the Northerly right-of-way line of Loretto Road (a 60 foot right-of-way as now established) with the Easterly right-of-way line of Gwynford Lane (a 60 foot right-of-way as now established); from the point of reference thus described run North 0 degrees 34 minutes West along the said Easterly right-of-way line of Gwynford Lane, a distance of 668.36 feet to its intersection with the Northerly right-of-way line of Lorman Drive (a 60 foot right-of-way as now established); thence run North 81 degrees 19 minutes West along said Northerly right-of-way line of Lorman Drive, a distance of 755107 feet to its intersection with the Easterly right-of-way line of Anamorce Lane (a 60 foot right-of-way as now established); thence run North 0 degrees 57 minutes East along the said Easterly right-of-way line of Anamorce Lane, a distance of 860.88 feet to the point of beginning; from the point of beginning thus described continue North 0 degrees 57 minutes East along the said Easterly right-of-way line of Anamorce Lane, a distance of 85.11 feet; thence run North 09 degrees 55 minutes 15 seconds East, a distance of 110.0 feet; thence run South 0 degrees 57 minutes West, a distance of 86.99 feet; thence run North 09 degrees 03 minutes West, a distance of 110.0 feet to the point of beginning.

93-0157499
1. FILED AND RECORDED
IN THE PUBLIC RECORDS
OF DUVAL COUNTY, FLA.

93 DEC -2 AM 9:26
RECORDED & INDEXED
James J. [Signature]
CLERK OF DISTRICT COURT

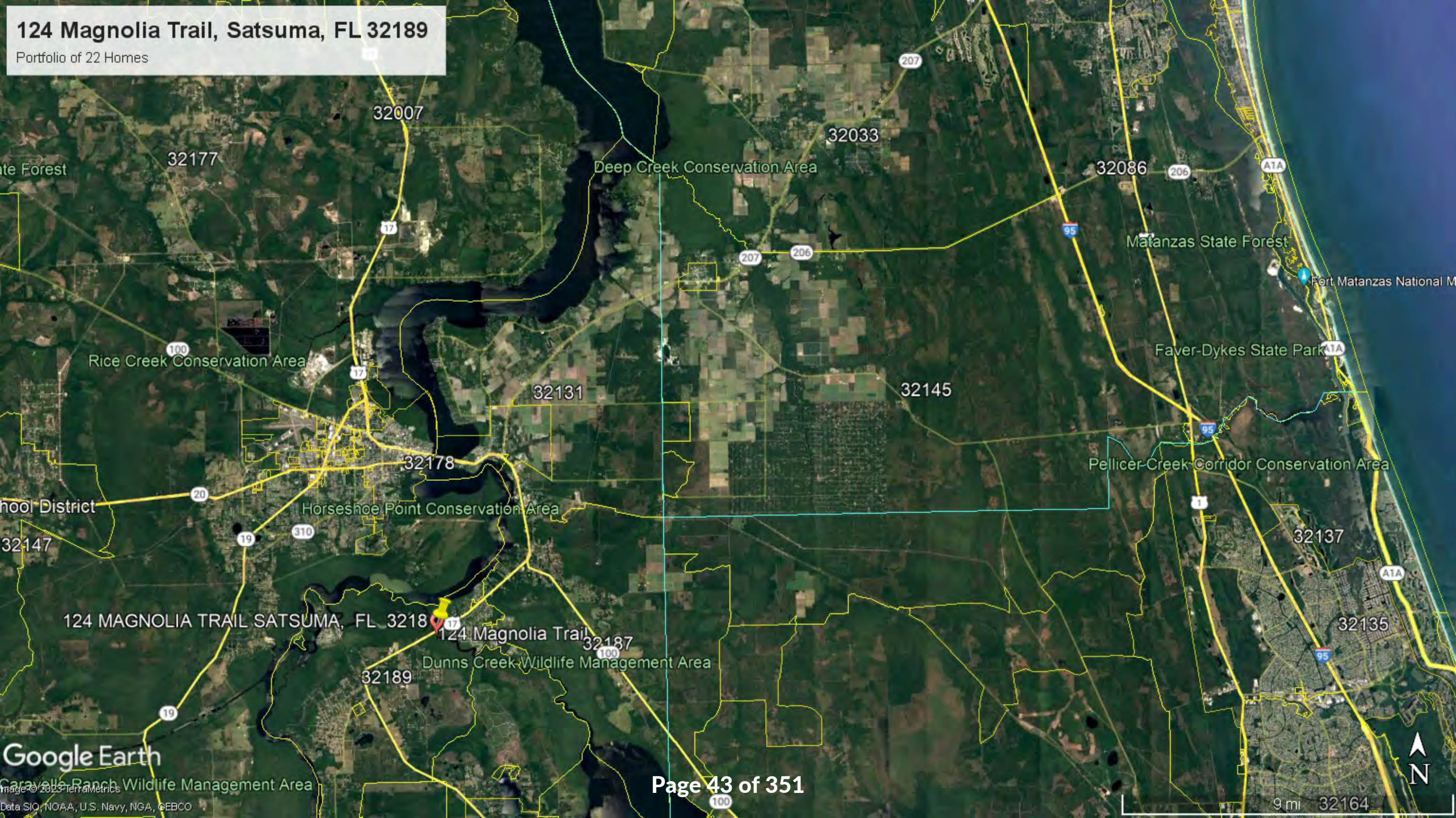
124 Magnolia Trail, Satsuma, FL 32189

Portfolio of 22 Homes



124 Magnolia Trail, Satsuma, FL 32189

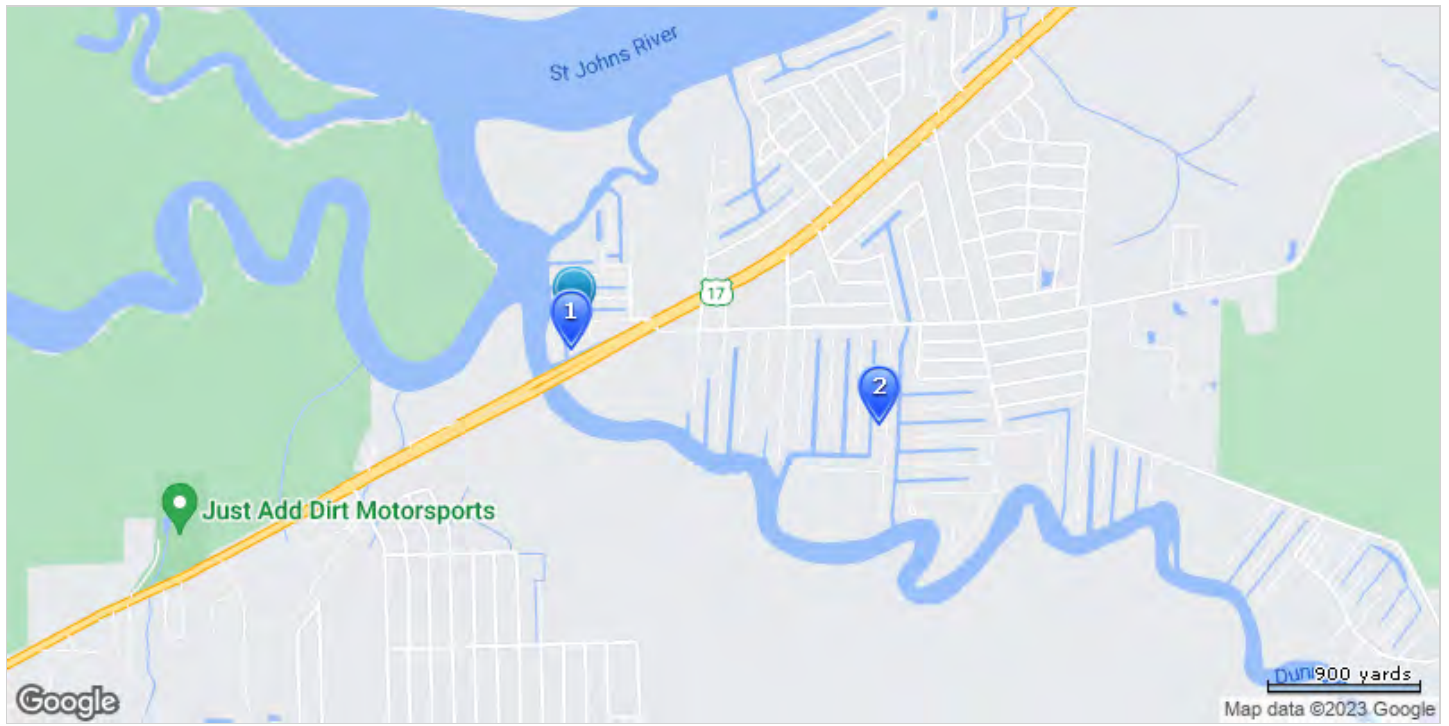
Portfolio of 22 Homes



124 MAGNOLIA TRAIL SATSUMA, FL 32189




124 Magnolia Trail

Dunns Creek Wildlife Management Area




SEARCH CRITERIA			
Number of Comparables	2	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/20/2022 - 07/20/2023	Lot Area	7,035 - 9,517 Sq Ft
Living/Building Area	797 - 1,079 Sq Ft		

SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$65,000	\$157,000	\$150,000	\$153,500	\$153,500
Price Per Sq Ft	\$69.30	\$169.91	\$156.25	\$163.08	\$163.08
Building Sq Ft	938	960	924	942	942
Year Built	1979	1991	1983	1987	1987
Distance (miles)		0.93	0.06	0.50	0.50
Total Assessment	\$66,690	\$82,700	\$77,340	\$80,020	\$80,020
Total Market Value	\$66,690	\$82,700	\$77,340	\$80,020	\$80,020
Value Projected by Assessment	\$128,171				
Value Projected by Sq Ft	\$152,969				

	Subject Property	Comparable 1	Comparable 2
			
Address	124 Magnolia Trl	105 Mulberry St	137 Waterway Ave
Property City	Satsuma	Satsuma	Satsuma
Property Zip	32189	32189	32189
County	Putnam	Putnam	Putnam
PID	36-10-26-0000-0040-0170	36-10-26-0000-0000-0130	37-11-27-8262-0030-0030
Sale Date	07/26/2012	04/14/2023	03/22/2023
Sale Price	\$65,000	\$157,000	\$150,000
Price Per Sq Ft	\$69.30	\$169.91	\$156.25
Building Sq Ft	938	924	960
Main Area	938	924	960
Year Built	1979	1991	1983
Land Use - State	Mobile Home	Mobile Home	Mobile Home
Garage Type	Carport	Carport	Carport
Lot Frontage	50	50	53.8
Lot Depth	130	120	135
Lot Acres	0.19	0.17	0.17
Lot Sq Ft	8,276	7,405	7,405
Annual Tax	\$1,267	\$1,402	\$1,412
Distance (miles)		0.06	0.93

124 Magnolia Trl, Satsuma, FL 32189-2658, Putnam County

APN: 36-10-26-0000-0040-0170 CLIP: 2319625498

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$65,000	07/26/2012
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	938	8,276	1979	MBL HM	

OWNER INFORMATION			
Owner Name	Harden Ernest	Owner Address Zip Code	32211
Owner Name 2	Harden Linda	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest & Linda Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Husband/Wife
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION			
Subdivision	Pt	School District	Putnam County SD
Section	36	High School District/School Name	1201620
Township	10S	Elementary School District	1201620
Range	26E	Neighborhood Code	1018-1018
Property Zip	32189	Taxing Authority	County Wide
Property Zip+4	2658	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	AE
Property Carrier Route	H005	Flood Zone Date	02/02/2012
Census Tract	9511.00	Flood Zone Panel	12107C0309C
Census Block Group	4		

TAX INFORMATION			
PID	36-10-26-0000-0040-0170	Tax Area	000
Strap	82399	Block #	4
Parcel ID	361026000000400170	Lot #	6
% Improved	61%	Legal Unit #	000
Legal Description	PT OF GOVT LOT 6 OR304 P208 (LOT 17 BLK 4 DUNNS CREEK S/D UNRECORDED)		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$66,690	\$55,200	\$51,330
Market Value - Land	\$26,250	\$26,250	\$26,250
Market Value - Improved	\$40,440	\$28,950	\$25,080
Assessed Value - Total	\$60,720	\$55,200	\$51,330
Assessed Value - Land		\$26,250	\$26,250
Assessed Value - Improved		\$28,950	\$25,080
YOY Assessed Change (%)	10%	7.54%	
YOY Assessed Change (\$)	\$5,520	\$3,870	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,146		
2021	\$1,182	\$35	3.08%
2022	\$1,267	\$86	7.25%

CHARACTERISTICS			
Lot Frontage	50	Total Bldg Sq Ft	1,297
Lot Depth	130	First Floor Sq Ft	938
Lot Acres	0.19	Quality	Average
Lot Sq Ft	8,276	Porch	Finished/Screened Porch
Land Use - State	Mobile Home	Patio Type	Deck
Land Use - CoreLogic	Mobile Home	Garage Type	Carport
Building Type	Mobile Home	Year Built	1979
Building Sq Ft	938	Effective Year Built	1979
Gross Area	938		

FEATURES	

Feature Type	Unit	Size/Qty	Width	Depth	Value
Detached Utility Unfinished	S	48	8	6	\$192
Detached Utility Unfinished	S	60	10	6	\$240
Detached Carport Unfinished	S	420	21	20	\$420
Concrete Drive					\$300
Chain Link Fence: 4' Average					\$600
Wood Fencing: 6'					\$80
Central A/C: M/H					\$2,000
Dock: Average					\$900
Boat Cover/House: Above Average					\$1,200
Walks: Average					\$180

Building Description	Building Size
Deck	12
Utility Unfinished	64
Screen Porch Finished	272
Room	200
Screen Porch Unfinished	32

SELL SCORE			
Rating	High	Value As Of	2023-07-09 04:34:05
Sell Score	635		

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/26/2012	Deed Type	Warranty Deed
Sale Date	07/26/2012	Owner Name	Harden Ernest
Sale Price	\$65,000	Owner Name 2	Harden Linda
Price Per Square Feet	\$69.30	Seller	Perkins John F & Terry L
Document Number	1323-1147		

Recording Date	07/26/2012	11/17/2005	07/14/1997	
Sale/Settlement Date	07/26/2012	11/15/2005	07/1997	04/1995
Sale Price	\$65,000	\$100,000	\$47,000	\$42,000
Buyer Name	Trust 124	Perkins John F & Terry L	Hines John W & Milta Fran	
Seller Name	Perkins John F & Terry L	Hines Milta F	Fox Charley W	
Document Number	1323-1147	1067-1101	733-762	672-475
Document Type	Warranty Deed	Warranty Deed	Deed (Reg)	Deed (Reg)

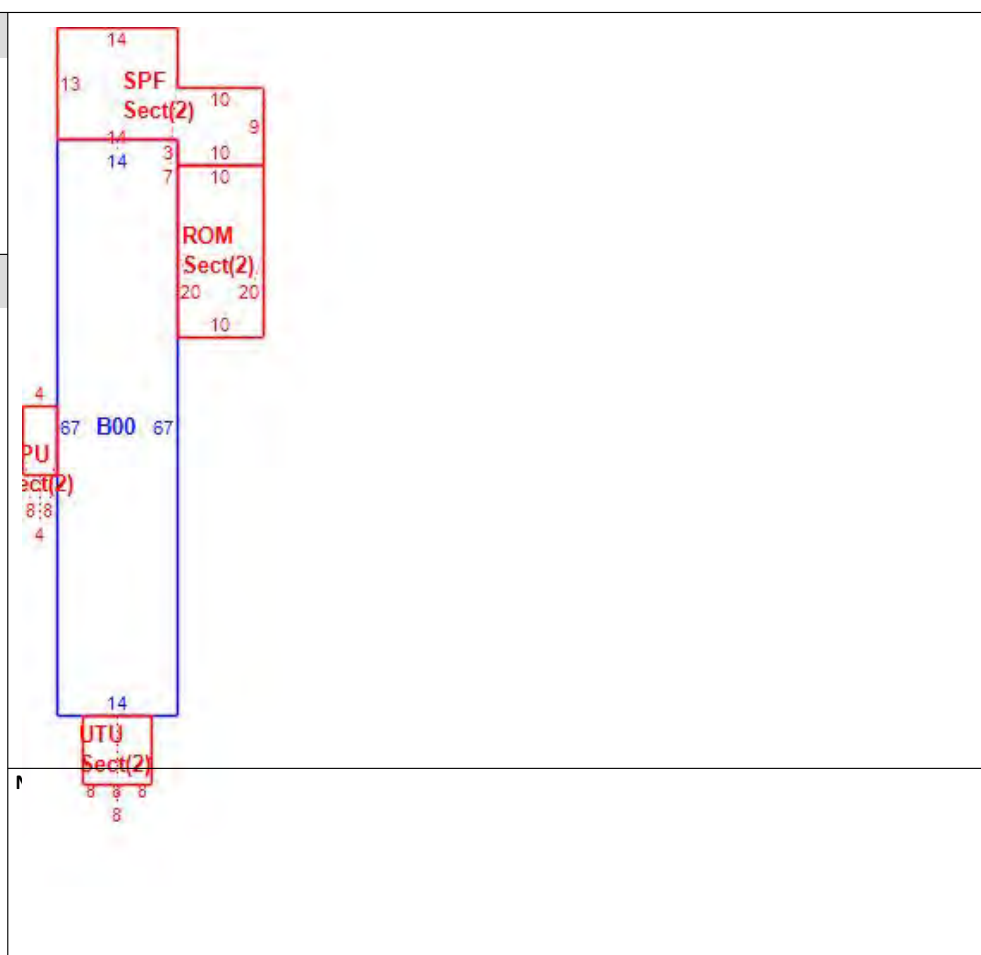
PROPERTY MAP

The left map is a detailed view of the property lot, outlined in red. The dimensions are 171 feet on the left and right sides, and 50 feet on the top and bottom sides. The lot is situated along Magnolia Trail. A scale bar indicates 25 yards. The right map is a broader view of the neighborhood, showing Magnolia Trail, Mulberry St, and Payne Rd. A red arrow points to the specific lot. A scale bar indicates 200 yards.

*Lot Dimensions are Estimated

Parcel Owner Mailing	36-10-26-0000-0040-0170 (VID 82399) HARDEN ERNEST + LINDA H/W 900 CESERY BLVD #107 JACKSONVILLE FL 32211			
911 Description	124 MAGNOLIA TRL SATSUMA 32189 PT OF GOVT LOT 6 OR304 P208, (LOT 17 BLK 4 DUNNS CREEK S/D, UNRECORDED)			
Parent Parcel				
Exemption	Amount	Remainder	Owner %	Applied To
Improvement Value	42,110	Use Code	00200	
OBXF Value	8,990	Improvements	1	
Land Value	32,500	Location	Putnam County	
Market Value	83,600	Total Acres	0.19	
Just Value CU	0	Zoning	R-2	
Just Value CU	0	FLUM	RR	
Market Adjusted	83,600			
Parcel Value Breakdown				
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value	
County General	66,790	0	66,790	
Fire MSTU	66,790	0	66,790	
St Johns River WMD	66,790	0	66,790	
School	83,600	0	83,600	
Visits	MEH	2018-10-16	DNH	2012-09-11
Changes	jedw01	2023-06-23	jedw01	2023-04-14

		Parcel Sales Data						
Book	Page	Instrument	Sale Date		QSCD	Price		
1625	1184	WD	2021-06-29		01 I	100		
1323	1147	WD	2012-07-26		00 I	65,000		
1067	1101	WD	2005-11-17		00 I	100,000		
1067	1097	DCTF	2005-07-11		01 I			
0733	0762	WD	1997-07-01		00 I	47,000		
0672	0475	WD	1995-04-01		00 I	42,000		
Outbuildings and Extra Features								
Line	Code	Units	Length	Width	Sq Ft	Rate	Value	
1	DUTU-03R		6	8	48	4	150	
2	DUTU-03R		6	10	60	4	180	
3	DCPU-03R		20	21	420	7	420	
4	002-03R		300	1	300	4	910	
5	141-02R		200	1	200	3	460	
6	007-03R		40	1	40	2	60	
7	014-03R	1				3,000	2,280	
8	242-03R		54	1	54	45	1,850	
9	023-03R		15	10	150	8	910	
10	087-03R		20	10	200	8	1,220	
11	001-03R		180	1	180	4	550	
						Total:	8,990	



Primary Improvement						Improvement Area & Additions						
Description	Mobile Home	Title Year	1979	Substructure		Cabinet & Mill		Desc	% Rate	Rate	Sq Ft	Cost
Class	M	Dep Rate	2.50	Title No.	15831129 (VIN-TMGA6697T)	Floor System		B00	100	90.46	938	84,851
Type	L4	Year Built	1979	Model	TIFFIN	Exterior Walls	MH - Mobile Home	OPU	25	22.61	32	724
Adj Base Rate	90.46	Eff Yr Built	1979	RP No or Tag	RTA 1071/1729	Height (Feet)		ROM	100	90.46	200	18,092
Base Sq Ft	938	Obs Cond		Length	67	Party Wall %		SPF	40	36.18	272	9,860
% Good	36	Replace Cost	116,964	Width	14	Sub Frame		UTU	60	54.28	64	3,437
Quality	1.00	Dep Rep Cost	42,110	Lot #		Roof Framing		Total Replacement Cost:				116,964
		Functional Obs		Attachments		Roof Cover						
		Economic Obs		Account		Bed / Bath	1.0 /					

Land															
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	002	Residential Canal Front Feet	1	130	1	1		650	650	50.00	32,500	0	0	0	32,500
Total:											32,500	0	0	32,500	

NOTICE: This is an interim Putnam County file. Property assessment information is subject to change until it is certified in October.

WARRANTY DEED

THIS WARRANTY DEED, made this 29th day of June, 2021, ERNEST HARDEN, as Trustee of Trust No. 124; ERNEST HARDEN, as Trustee of Trust No. 640; ERNEST HARDEN, as Trustee of Trust No. 4, Unit 2, San Mateo Estates; ERNEST HARDEN, as Trustee of Trust No. 5, Unit No.2, San Mateo Estates; LINDA HARDEN, as Trustee of Florida Trust No. Nassau 4; ERNEST HARDEN, individually; LINDA HARDEN, individually, ("Grantor"), to ERNEST HARDEN and LINDA HARDEN, his wife, whose mailing address is 900 Cesary Blvd. #107 Jacksonville, FL 32211 ("Grantee").

WITNESSETH: Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, their heirs and assigns forever, the lands below described, situate, lying and being in the County of Duval, State of Florida:

*Nassau and Putnam

See legal description attached hereto as Exhibit A and by this reference made apart hereof.

Title to the lands described herein has not been examined by an 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, of the existence of liens, unpaid taxes or encumbrances.

AND the Grantors hereby covenants with the Grantee, except as set forth hereinabove, that she is lawfully seized of said premises, and that it is free of all encumbrances and that they have right and lawful authority to sell the same; and that the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenny Williams
WITNESS SIGNATURE

Jenny Williams
WITNESS PRINTED NAME

Lawrence J. Bernard
WITNESS SIGNATURE

Lawrence J. Bernard
WITNESS PRINTED NAME

Ernest Harden
ERNEST HARDEN, as Trustee of Trust No. 124

Ernest Harden
ERNEST HARDEN, as Trustee of Trust No. 640

Ernest Harden
ERNEST HARDEN, as Trustee of Trust No. 4,
Unit 2, San Mateo Estates

Ernest Harden
ERNEST HARDEN, as Trustee of Trust No. 5
Unit No.2, San Mateo Estates

Ernest Harden
ERNEST HARDEN, individually

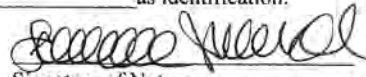
Linda Harden
LINDA HARDEN, as Trustee of Florida Trust No.
Nassau 4

Linda Harden
LINDA HARDEN, individually

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of June, 2021, ERNEST HARDEN, as Trustee of Trust No. 124; ERNEST HARDEN, as Trustee of Trust No. 640; ERNEST HARDEN, as Trustee of Trust No. 4, Unit 2, San Mateo Estates; ERNEST HARDEN, as Trustee of Trust No. 5, Unit No.2, San Mateo Estates; LINDA HARDEN, as Trustee of Florida Trust No. Nassau 4; ERNEST HARDEN, individually; LINDA HARDEN, individually who have produced FCA - DRIVERS' LICENSES as identification.



Signature of Notary

Lawrence J. Bernard

Printed name of Notary

Prepared by: Law Offices of
Bernard & Schemer, P.A.
480 Busch Drive
Jacksonville, FL 32218



Parcel 1

EXHIBIT "A"

A tract of land situated in Government Lot 5, Section 36, Township 10 South, Range 26 East, being more particularly described as follows: Commencing at the Southeast corner of Section 36, Township 10 South, Range 26 East, and run North 0°30' West along the East line of Section 36, a distance of 850.0 feet to the Northeast corner of lands described in Official Records Book 27, Page 360 of the Public Records of Putnam County, Florida; thence run Westerly along the North line of said lands, a distance of 863.0 feet to the point of beginning of this description; from the point of beginning (1) continue Westerly along said North line, a distance of 50.0 feet; (2) thence run North 0°30' West, parallel with the East line of Section 36, a distance of 200.0 feet, more or less, to the center of a 50.0 foot canal; return to the point of beginning and (3) run North 0°30' West, parallel with said East line, a distance of 200.0 feet, more or less, to the center of a 50.0 foot canal; (4) thence Westerly along the center of said canal, a distance of 50.0 feet, more or less, to the Northerly end of Call (2) and to close.

RESERVING unto the Grantors in Official Records Book 304, Page 208, their heirs and assigns, an Easement for roadway and utilities in common with the grantees, their heirs and assigns, on and across the Southerly 30.0 feet of the above described lands.

ALSO KNOWN as Lot 17, Block 4, according to an unrecorded plat dated July 3, 1962 and revised December 7, 1964, January 24, 1969, September 11 and 24, 1970, prepared by Turner and Associates, Land Surveyors, Palatka, Florida.

Parcel 2

LOT 34 BLK 32 MEADOWBROOK 10 AS REC O R 1414 PG 71 & 1881 PG 1557

Parcel 3

Lot 4, SAN MATEO ESTATES, UNIT NO. 2, according to the plat thereof as recorded in Map Book 4, Page 52 of the public records of Putnam County, Florida.

Parcel 4

Lot 5, SAN MATEO ESTATES, UNIT NO. 2, according to the plat thereof as recorded in Map Book 4, Page 52 of the public records of Putnam County, Florida.

Parcel 5

A part of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and a Part of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 20, Township 1 North, Range 25 East, Nassau County, Florida, more particularly described as follows:

For a point of beginning commence at the Northwest corner of Lot 21, WOODLAND ESTATES UNIT ONE as recorded in Plat Book 4, pages 29 and 30 of the public records of said County; thence run North 0°55'05" West, a distance of 1,437.74 feet to the Southeasterly right of way line of Ratliff Road (a County Road having a 66 foot right of way); thence run North 55°40'05" East along said Southeasterly right of way, a distance of 35.94 feet; thence run South 0°55'15" East, a distance of 790.66 feet; thence run North 55°40'15" East a distance of 758.07 feet; thence run South 26°30'38" West, along the Northwesterly line of Lots 19 and 20 of said Woodland Estates Unit One, a distance of 1,221.64 feet; thence run South 89°04'45" West, along the Northerly line of Lot 21 of said Woodland Estates Unit One, a distance of 100.00 feet to the POINT OF BEGINNING.

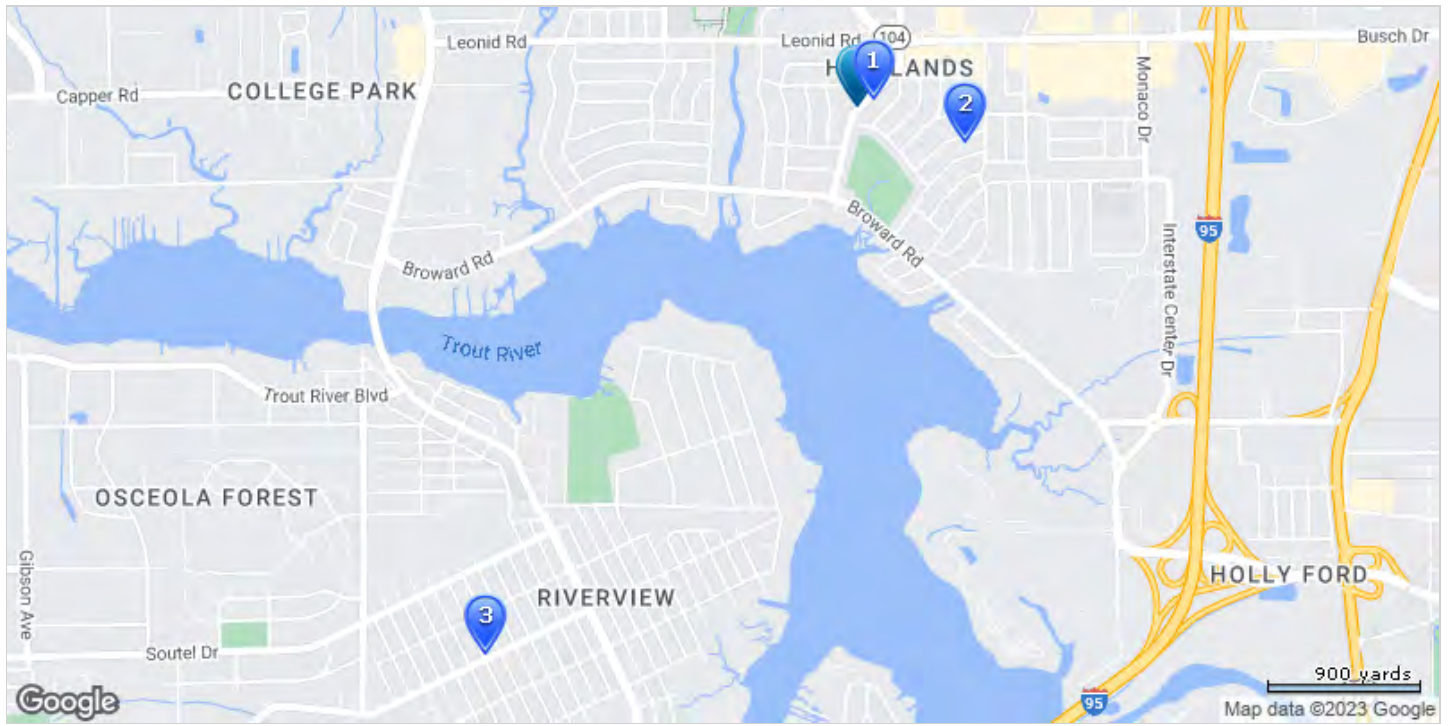


1614 Wofford Ave., Jacksonville, FL 32218
Portfolio of 22 Homes



1614 Wofford Ave., Jacksonville, FL 32218









SEARCH CRITERIA			
Number of Comparables	3	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	8,648 - 11,700 Sq Ft
Living/Building Area	612 - 828 Sq Ft		


SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$35,600	\$162,000	\$109,000	\$140,900	\$137,300
Price Per Sq Ft	\$49.44	\$200.14	\$151.39	\$198.53	\$183.35
Building Sq Ft	720	816	704	720	747
Bedrooms	2	3	2	3	3
Total Baths	1	2	1	1	1
Stories	1	1	1	1	1
Year Built	1953	1954	1950	1954	1953
Distance (miles)		1.90	0.05	0.32	0.76
Total Assessment	\$73,097	\$90,510	\$71,335	\$84,377	\$82,074
Total Market Value	\$73,097	\$90,510	\$71,335	\$84,377	\$82,074
Value Projected by Assessment	\$124,251				
Value Projected by Sq Ft	\$132,014				
RealAVM™ (1)	\$106,500	\$165,200	\$108,900	\$141,500	\$138,533

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	1614 Wofford Ave	10612 Biscayne Blvd	10516 Keuka Dr	9129 7th Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32218	32218	32218	32208
County	Duval	Duval	Duval	Duval
PID	042567-0000	042564-0000	042821-0000	036634-0000
Sale Date	04/15/1998	04/26/2023	03/02/2023	12/16/2022
Sale Price	\$35,600	\$162,000	\$140,900	\$109,000
Price Per Sq Ft	\$49.44	\$198.53	\$200.14	\$151.39
Building Sq Ft	720	816	704	720
Main Area	720	816	704	720
Year Built	1953	1954	1954	1950
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	2	3
Bathrooms (Total)	1	1	1	2
Bathrooms (Full)	1	1	1	2
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Carport	Carport	Garage
Heat Type	Forced Air	Forced Air	Forced Air/Not Ducted	Forced Air
Cooling Type	Central	Central	Wall/Window Unit	Central
Lot Frontage	96	80	65	100
Lot Depth	175	120	130	100
Lot Acres	0.2336	0.218	0.2006	0.2333
Lot Sq Ft	10,174	9,496	8,740	10,162
Annual Tax	\$1,320	\$462	\$1,314	\$1,723
Distance (miles)		0.05	0.32	1.90

1614 Wofford Ave, Jacksonville, FL 32218-5273, Duval County

APN: 042567-0000 CLIP: 3238562671

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	1	N/A	\$35,600	04/15/1998
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	720	10,174	1953	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Husband/Wife
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION			
Subdivision	Highlands Unit 04a	School District	Duval County SD
Section	11	High School District/School Name	1200480
Township	01S	Elementary School District	1200480
Range	26E	Neighborhood Code	6104012-6104012
Property Zip	32218	Zoning	RLD-60
Property Zip+4	5273	Taxing Authority	General Services
Property Carrier Route	C033	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	104.01	Flood Zone Date	11/02/2018
Census Block Group	2	Flood Zone Panel	12031C0191J
Map 1	1343		

TAX INFORMATION			
PID	042567-0000	Tax Area	GS
Parcel ID	0425670000	Lot #	64
% Improved	69%	Legal Unit #	GS
Legal Description	24-22 11-1S-26E HIGHLANDS UNIT NO 4-A LOT 64		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$73,097	\$58,455	\$53,191
Market Value - Land	\$22,500	\$17,500	\$15,500
Market Value - Improved	\$50,597	\$40,955	\$37,691
Assessed Value - Total	\$61,221	\$55,656	\$50,597
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$5,565	\$5,059	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,118		
2021	\$1,202	\$84	7.52%
2022	\$1,320	\$117	9.77%

CHARACTERISTICS			
Lot Frontage	96	Total Baths	1
Lot Depth	175	Full Baths	1
Lot Acres	0.2336	Cooling Type	Central
Lot Sq Ft	10,174	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Roll Composition
Building Sq Ft	720	Roof Shape	Gable/Hip
Gross Area	720	Interior Wall	Plaster
Total Bldg Sq Ft	812	Exterior	Concrete Block
Stories	1	Floor Cover	Carpet
Quality	Average	Year Built	1953
Bedrooms	2	Effective Year Built	1953

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Shed Alum	S	96	12	8	1985
Carport Al	S	220	11	20	2003

Feature Type	Value
Shed Alum	\$326
Carport Al	\$595

Building Description	Building Size
Base Area	720
Finished Open Porch	21
Fin Enclosed Carport	220
Unfinished Storage	77

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:12
Sell Score	537		

ESTIMATED VALUE			
RealAVM™	\$106,500	Confidence Score	36
RealAVM™ Range	\$74,600 - \$138,500	Forecast Standard Deviation	30
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

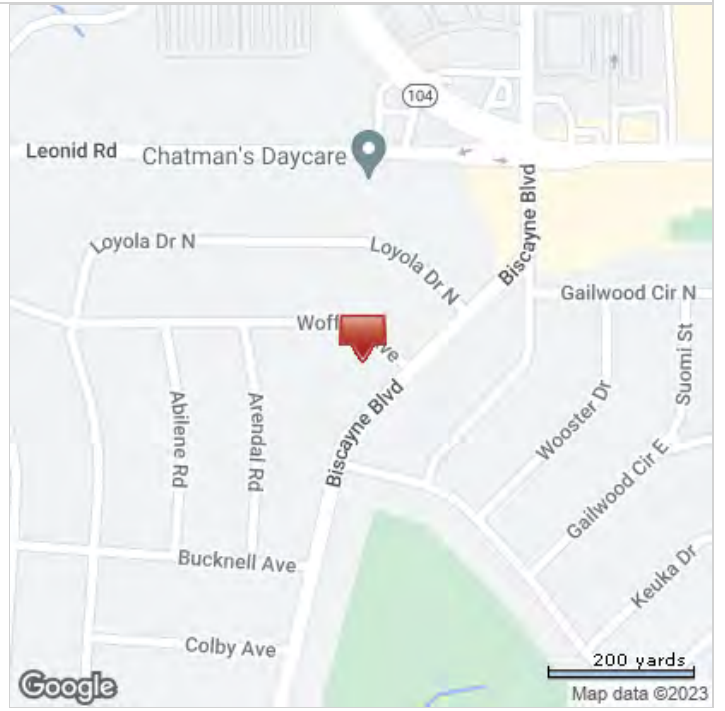
LAST MARKET SALE & SALES HISTORY			
Recording Date	05/15/1998	Deed Type	Deed (Reg)
Sale Date	04/15/1998	Owner Name	Harden Ernest D
Sale Price	\$35,600	Owner Name 2	Harden Linda L
Price Per Square Feet	\$49.44	Seller	Trust 1614
Document Number	8946-1299		

Recording Date	12/30/2003	03/15/2003	12/26/2002	05/22/2002	11/06/2001
Sale/Settlement Date	12/24/2003			05/21/2002	10/26/2001
Sale Price					\$27,500
Nominal	Y	Y		Y	
Buyer Name	Harden Ernest D & Linda L	Owner Record	Owner Record	Franklin Credit Mgmt Corp	Cardell Mary L
Seller Name	Cardell Mary L	Cardell Mary L	Franklin Credit Mgmt Corp	Bride Robert Coc Mc	Franklin Credit Mgmt Corp
Document Number	11553-849	10971-864	10834-241	10496-1235	10217-472
Document Type	Quit Claim Deed	Certificate Of Title (FI)	Special Warranty Deed	Certificate Of Title (FI)	Special Warranty Deed

Recording Date	05/15/1998	10/16/1996	
Sale/Settlement Date	04/15/1998	10/01/1996	09/1988
Sale Price	\$35,600	\$17,500	\$29,900
Nominal			
Buyer Name	Mcbride Robert	Trust 1614	Brydon Raymond A
Seller Name	Trust 1614	Brydon Raymond C	Mcbride Mary A
Document Number	8946-1299	8460-981	6583-866
Document Type	Deed (Reg)	Warranty Deed	Warranty Deed

MORTGAGE HISTORY			
Mortgage Date	05/15/1998	10/16/1996	
Mortgage Amount	\$40,500	\$25,000	
Mortgage Lender	Commonpoint Mtg		
Mortgage Code	Conventional	Private Party Lender	

PROPERTY MAP



*Lot Dimensions are Estimated

HARDEN ERNEST D
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 1614 WOFFORD AVE
 Jacksonville FL 32218

Official Record Book/Page
 03465-00549

Tile #
 6311

1614 WOFFORD AVE

Property Detail

RE #	042567-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00688 HIGHLANDS UNIT 04A
Total Area	11153

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$49,676.00	\$52,082.00
Extra Feature Value	\$921.00	\$952.00
Land Value (Market)	\$22,500.00	\$37,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$73,097.00	\$90,534.00
Assessed Value	\$61,221.00	\$67,343.00
Cap Diff/Portability Amt	\$11,876.00 / \$0.00	\$23,191.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$61,221.00	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
03465-00549	2/8/1973	\$100.00	WD - Warranty Deed	Unqualified	Improved
06583-00866	9/19/1988	\$29,900.00	WD - Warranty Deed	Unqualified	Improved
08460-00981	10/1/1996	\$17,500.00	WD - Warranty Deed	Unqualified	Improved
08946-01299	4/15/1998	\$35,600.00	MS - Miscellaneous	Unqualified	Improved
10217-00472	10/6/2001	\$27,500.00	SW - Special Warranty	Unqualified	Improved
10496-01235	5/21/2002	\$100.00	CT - Certificate of Title	Unqualified	Improved
10834-00241	10/26/2001	\$100.00	SW - Special Warranty	Unqualified	Improved
10971-00864	7/10/2001	\$100.00	CT - Certificate of Title	Unqualified	Improved
11553-00849	12/24/2003	\$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHAR2	Shed Aluminum	1	8	12	96.00	\$372.00
2	CPAR2	Carport Aluminum	1	20	11	220.00	\$580.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	96.00	175.00	Common	1.00	Lot	\$37,500.00

Legal

LN	Legal Description
1	24-22 11-15-26E
2	HIGHLANDS UNIT NO 4-A
3	LOT 64

Buildings

Building 1

Building 1 Site Address
 1614 WOFFORD AVE Unit
 Jacksonville FL 32218

Building Type	0101 - SFR 1 STORY
Year Built	1953
Building Value	\$52,082.00

Type	Gross Area	Heated Area	Effective Area
Base Area	720	720	720
Finished Open Porch	21	0	6

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code	Detail
---------	------	--------

Finished Carport	220	0	55
Unfinished Storage	77	0	31
Total	1038	720	812

Stories	1.000	
Bedrooms	2.000	
Baths	1.000	
Rooms / Units	1.000	

2022 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	\$61,221.00	\$0.00	\$61,221.00	\$636.81	\$692.83	\$635.24
Public Schools: By State Law	\$73,097.00	\$0.00	\$73,097.00	\$208.10	\$236.54	\$228.84
By Local Board	\$73,097.00	\$0.00	\$73,097.00	\$131.41	\$164.32	\$144.51
FL Inland Navigation Dist.	\$61,221.00	\$0.00	\$61,221.00	\$1.78	\$1.96	\$1.76
Water Mgmt Dist. SJRWMD	\$61,221.00	\$0.00	\$61,221.00	\$12.18	\$12.09	\$12.09
			Totals	\$990.28	\$1,107.74	\$1,022.44
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$58,455.00	\$55,656.00	\$0.00	\$55,656.00		
Current Year	\$73,097.00	\$61,221.00	\$0.00	\$61,221.00		

2022 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.

2022**2021****2020****2019****2018****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](#)

PREPARED BY:

Sheffield & Boatright, P.A.
4209 Baymeadows Road, Suite 4
Jacksonville, Florida 32217

5 MIN. RETURN
PHONE # 858-9200 Book 11553 Page 849

Doc# 2003420167
Book: 11553
Page: 849
Filed & Recorded
12/30/2003 03:03:08 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00

RETURN TO GRANTEE

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 24th day of December, 2003, by ~~MARY LOUISE CARDELL~~ whose post office address is 10250 SWARTHMORE DRIVE, JACKSONVILLE, FLORIDA 32218 ("Grantor") to ERNEST D. HARDEN and LINDA L. HARDEN, Husband and Wife ("Grantee"), whose post office address is 6474 Heckscher Drive, Jacksonville, Florida.

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise and quit claim unto said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

LOT 64, HIGHLANDS, UNIT 4-A, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 22 AND 22A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

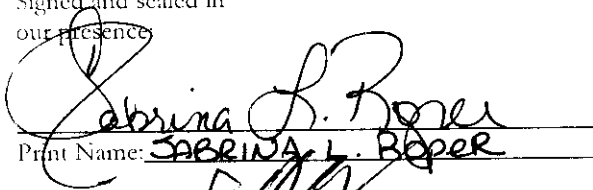
THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR EXAMINATION.

PARCEL IDENTIFICATION NUMBER: 042567 0000

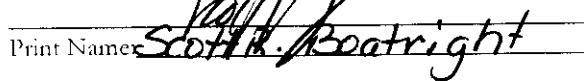
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said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

IN WITNESS WHEREOF, the said Grantor has set his hand and seal the day and year first above written.

Signed and sealed in
our presence

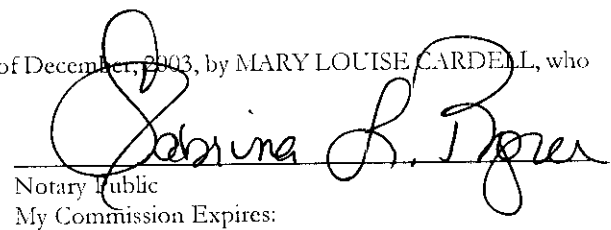

Print Name: SABRINA L. ROOPER

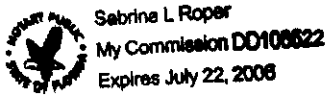

MARY LOUISE CARDELL

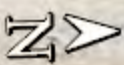

Print Name: Scott R. Boatright

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged this 24 day of December, 2003, by MARY LOUISE CARDELL, who HAS produced her drivers license as identification.

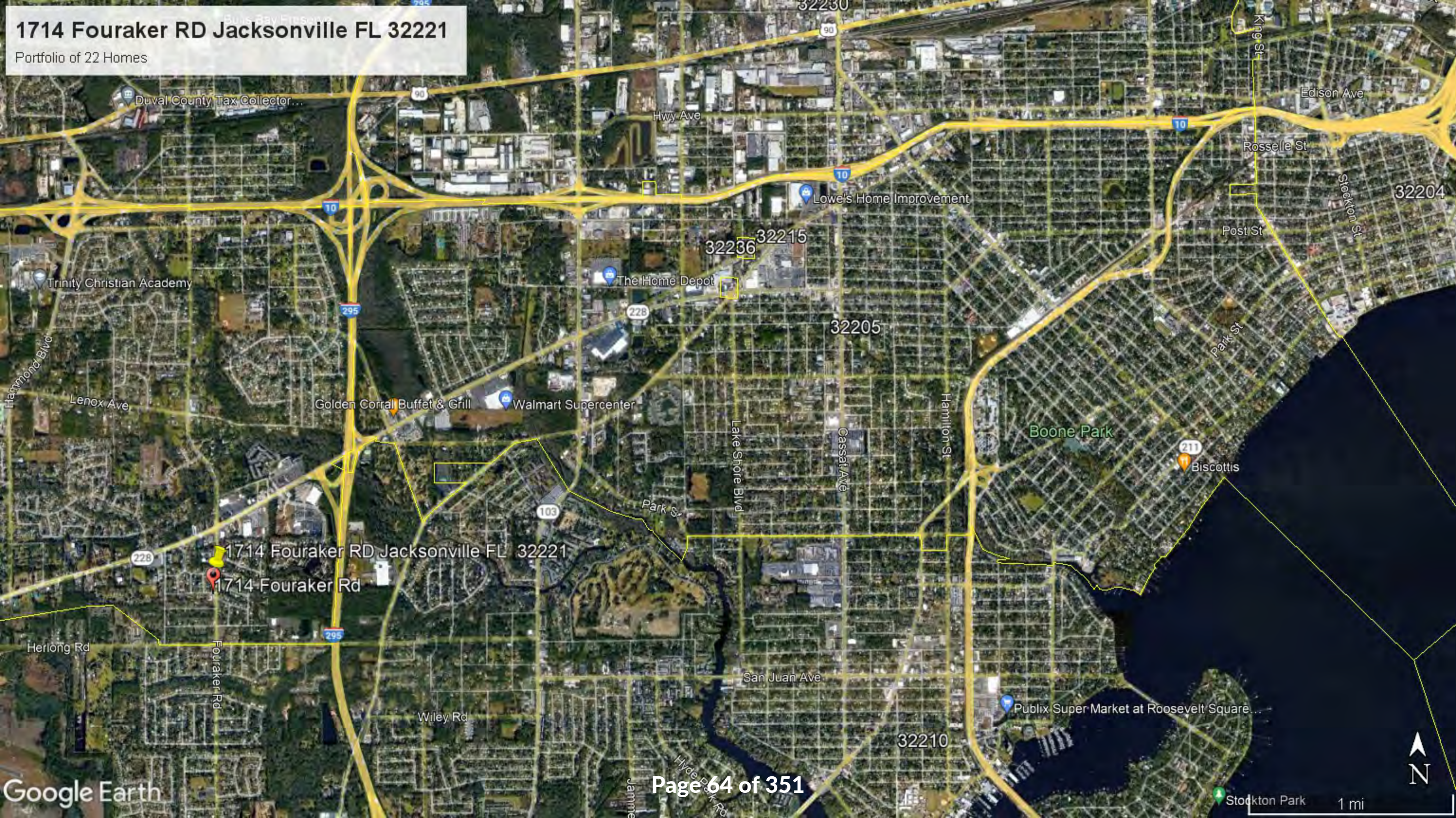

Notary Public
My Commission Expires:





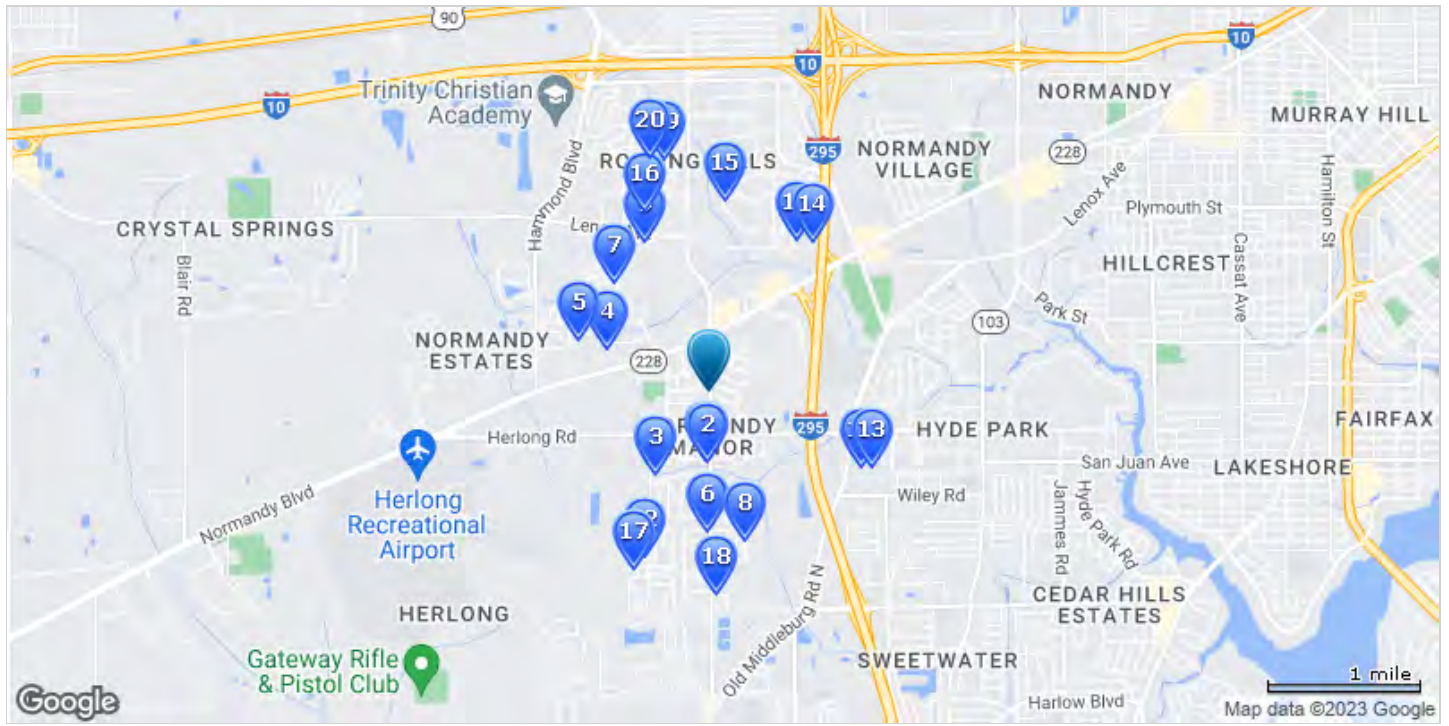
1714 Fouraker RD Jacksonville FL 32221

Portfolio of 22 Homes



1714 Fouraker RD Jacksonville FL 32221
1714 Fouraker Rd

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	9,292 - 12,572 Sq Ft
Living/Building Area	1,164 - 1,576 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price		\$310,100	\$120,000	\$236,300	\$226,811
Price Per Sq Ft		\$202.42	\$88.24	\$181.33	\$165.86
Building Sq Ft	1,370	1,552	1,243	1,325	1,371
Bedrooms	4	4	2	3	3
Total Baths	2	3	1	2	2
Stories	1	2	1	1	1
Year Built	1958	1993	1959	1975	1975
Distance (miles)		1.39	0.40	1.00	0.93
Total Assessment	\$128,121	\$209,104	\$143,656	\$170,886	\$170,835
Total Market Value	\$128,121	\$209,104	\$143,656	\$170,886	\$170,835
Value Projected by Assessment	\$169,545				
Value Projected by Sq Ft	\$227,232				
RealAVM™ (1)	\$182,700	\$294,800	\$202,700	\$251,400	\$249,520





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	1714 Fouraker Rd	2003 Braque Ct	2007 Braque Ct	2043 Monteau Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32221	32210	32210	32210
County	Duval	Duval	Duval	Duval
PID	009374-0000	010109-0000	010108-0000	010170-0000
Sale Date	08/22/1994	03/31/2023	03/17/2023	06/15/2023
Sale Price		\$235,000	\$227,000	\$120,000
Price Per Sq Ft		\$181.33	\$156.34	\$92.66
Building Sq Ft	1,370	1,296	1,452	1,295
Main Area	995	1,296	1,452	1,295
Year Built	1958	1960	1960	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	3	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)			1	
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco
Garage Type		Carport	Carport	Carport
Garage Capacity				
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	94	82	100
Lot Depth	140	133	134	112
Lot Acres	0.251	0.2791	0.2555	0.2524
Lot Sq Ft	10,932	12,159	11,130	10,996
Annual Tax	\$1,953	\$716	\$839	\$702
Distance (miles)		0.40	0.41	0.57




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	1714 Fouraker Rd	8719 Moss Haven Rd	8609 Hammondwood Rd S	8014 Patou Dr S
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32221	32221	32221	32210
County	Duval	Duval	Duval	Duval
PID	009374-0000	008806-0640	008806-0576	009913-0000
Sale Date	08/22/1994	03/16/2023	03/30/2023	03/23/2023
Sale Price		\$172,500	\$248,000	\$135,000
Price Per Sq Ft		\$137.23	\$176.39	\$88.24
Building Sq Ft	1,370	1,257	1,406	1,530
Main Area	995	1,257	1,206	1,050
Year Built	1958	1977	1976	1959
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	PUD	PUD	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	4
Bathrooms (Total)	2	2	2	1
Bathrooms (Full)	2	2	2	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Concrete Block	Aluminum/Vinyl	Concrete Blk Stucco
Garage Type		Garage	Garage	Garage
Garage Capacity				
Pool				Pool
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	81	95	75
Lot Depth	140	120	110	151
Lot Acres	0.251	0.223	0.2463	0.2559
Lot Sq Ft	10,932	9,712	10,729	11,147
Annual Tax	\$1,953	\$810	\$1,272	\$1,152
Distance (miles)		0.64	0.81	0.81

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	1714 Fouraker Rd	8445 Ruckman Ave	7924 Winterwood Cir N	8326 Santman Ct
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32221	32221	32210	32221
County	Duval	Duval	Duval	Duval
PID	009374-0000	008806-0320	012709-1305	007125-2032
Sale Date	08/22/1994	04/27/2023	04/07/2023	01/19/2023
Sale Price		\$180,000	\$215,000	\$236,300
Price Per Sq Ft		\$138.46	\$166.41	\$186.65
Building Sq Ft	1,370	1,300	1,292	1,266
Main Area	995	1,300	1,292	996
Year Built	1958	1975	1992	1976
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	PUD	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Concrete Block	Siding Sheathing	Brick
Garage Type		Garage	Garage	
Garage Capacity				
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	92		95
Lot Depth	140	110		122
Lot Acres	0.251	0.2283	0.2149	0.2573
Lot Sq Ft	10,932	9,943	9,362	11,209
Annual Tax	\$1,953	\$2,547	\$2,797	\$737
Distance (miles)		0.83	0.89	0.94

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	1714 Fouraker Rd	7249 Mimosa Grove Trl	1201 Knobb Hill Dr	8243 Pear Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32221	32210	32221	32210
County	Duval	Duval	Duval	Duval
PID	009374-0000	010427-1010	007794-0000	012724-5002
Sale Date	08/22/1994	06/20/2023	05/03/2023	11/09/2022
Sale Price		\$192,000	\$250,000	\$310,100
Price Per Sq Ft		\$125.41	\$197.16	\$202.42
Building Sq Ft	1,370	1,531	1,268	1,532
Main Area	995	776	1,092	1,232
Year Built	1958	1987	1963	1987
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	2	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	3	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)		1		
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Aluminum/Vinyl	Brick	Brick
Garage Type		Garage	Carport	
Garage Capacity				
Pool			Pool	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75	75	73
Lot Depth	140	142	152	115
Lot Acres	0.251	0.2567	0.2683	0.239
Lot Sq Ft	10,932	11,183	11,689	10,413
Annual Tax	\$1,953	\$1,675	\$2,435	\$3,467
Distance (miles)		0.98	1.01	1.02


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	1714 Fouraker Rd	7219 Mimosa Grove Trl	1136 Skye Dr E	1089 Grove Cv
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32221	32210	32221	32221
County	Duval	Duval	Duval	Duval
PID	009374-0000	010427-1018	008099-0000	008001-0160
Sale Date	08/22/1994	02/17/2023	01/30/2023	12/20/2022
Sale Price		\$282,500		\$300,000
Price Per Sq Ft		\$192.96		\$193.30
Building Sq Ft	1,370	1,464	1,350	1,552
Main Area	995	1,464	1,350	1,552
Year Built	1958	1987	1959	1972
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Siding Sheathing	Brick	Brick
Garage Type		Garage	Carport	Garage
Garage Capacity				
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75	72	98
Lot Depth	140	125	130	105
Lot Acres	0.251	0.2305	0.2141	0.2503
Lot Sq Ft	10,932	10,041	9,328	10,902
Annual Tax	\$1,953	\$1,327	\$2,669	\$1,530
Distance (miles)		1.03	1.05	1.10

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	1714 Fouraker Rd	8324 Cassie Rd	8285 Sailmaker Ln	2574 Eiffel Cir W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32221	32221	32210	32210
County	Duval	Duval	Duval	Duval
PID	009374-0000	007125-0372	012724-6000	012442-5110
Sale Date	08/22/1994	11/04/2022	06/16/2023	01/20/2023
Sale Price		\$255,000	\$249,000	\$270,000
Price Per Sq Ft		\$197.98	\$200.32	\$197.95
Building Sq Ft	1,370	1,288	1,243	1,364
Main Area	995	1,288	1,243	1,364
Year Built	1958	1974	1992	1993
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Aluminum/Vinyl	Single Siding	Siding Sheathing
Garage Type		Garage	Garage	Garage
Garage Capacity				30
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75		
Lot Depth	140	100		
Lot Acres	0.251	0.2283	0.2575	0.2295
Lot Sq Ft	10,932	9,945	11,216	9,996
Annual Tax	\$1,953	\$705	\$2,916	\$1,062
Distance (miles)		1.10	1.11	1.17

	Subject Property	Comparable 19	Comparable 20
			
Address	1714 Fouraker Rd	938 Frost St E	8313 Frost St N
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32221	32221	32221
County	Duval	Duval	Duval
PID	009374-0000	007125-0064	007125-0010
Sale Date	08/22/1994	01/12/2023	06/01/2023
Sale Price		\$183,000	\$249,000
Price Per Sq Ft		\$126.56	\$193.62
Building Sq Ft	1,370	1,446	1,286
Main Area	995	1,110	1,094
Year Built	1958	1973	1973
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	4	2	3
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	2	2
Bathrooms (Half)			
Interior Wall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Concrete Block	Concrete Block
Garage Type		Detached Garage	Garage
Garage Capacity			
Pool		Pool	
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	75	70	97
Lot Depth	140	145	100
Lot Acres	0.251	0.2161	0.2245
Lot Sq Ft	10,932	9,412	9,781
Annual Tax	\$1,953	\$808	\$1,336
Distance (miles)		1.36	1.39

1714 Fouraker Rd, Jacksonville, FL 32221-6700, Duval County

APN: 009374-0000 CLIP: 8836908443

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	2	N/A	N/A	08/22/1994
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,370	10,932	1958	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Husband/Wife
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION			
Subdivision	Normandy Village	School District	Duval County SD
Section	34	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	25E	Neighborhood Code	4127033-4127033
Property Zip	32221	Zoning	RLD-60
Property Zip+4	6700	Taxing Authority	General Services
Property Carrier Route	C021	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	127.03	Flood Zone Date	06/03/2013
Census Block Group	3	Flood Zone Panel	12031C0341H
Map 1	901		

TAX INFORMATION			
PID	009374-0000	Block #	6
Parcel ID	0093740000	Lot #	2
% Improved	77%	Legal Unit #	GS
Tax Area	GS		
Legal Description	28-5 34-2S-25E NORMANDY VILLAGE UNIT 2 LOT 2 BLK 6		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$128,121	\$86,887	\$79,493
Market Value - Land	\$30,000	\$18,000	\$16,500
Market Value - Improved	\$98,121	\$68,887	\$62,993
Assessed Value - Total	\$89,940	\$81,764	\$74,331
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$8,176	\$7,433	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,551		
2021	\$1,673	\$121	7.83%
2022	\$1,953	\$280	16.76%

CHARACTERISTICS			
Lot Frontage	75	Total Baths	2
Lot Depth	140	Full Baths	2
Lot Acres	0.251	Cooling Type	Central
Lot Sq Ft	10,932	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Roof Material	Asphalt
Building Type	Single Family	Roof Shape	Gable/Hip
Building Sq Ft	1,370	Interior Wall	Drywall
Gross Area	1,370	Exterior	Concrete Blk Stucco
Total Bldg Sq Ft	1,364	Floor Cover	Carpet
Stories	1	Year Built	1958
Quality	Average	Effective Year Built	1970

Bedrooms	4
----------	---

FEATURES	
Building Description	Building Size
Base Area	995
Addition	21
Addition	242
Addition	40
Addition	72
Finished Open Porch	104

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:11
Sell Score	537		

ESTIMATED VALUE			
RealAVM™	\$182,700	Confidence Score	55
RealAVM™ Range	\$148,200 - \$217,200	Forecast Standard Deviation	19
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

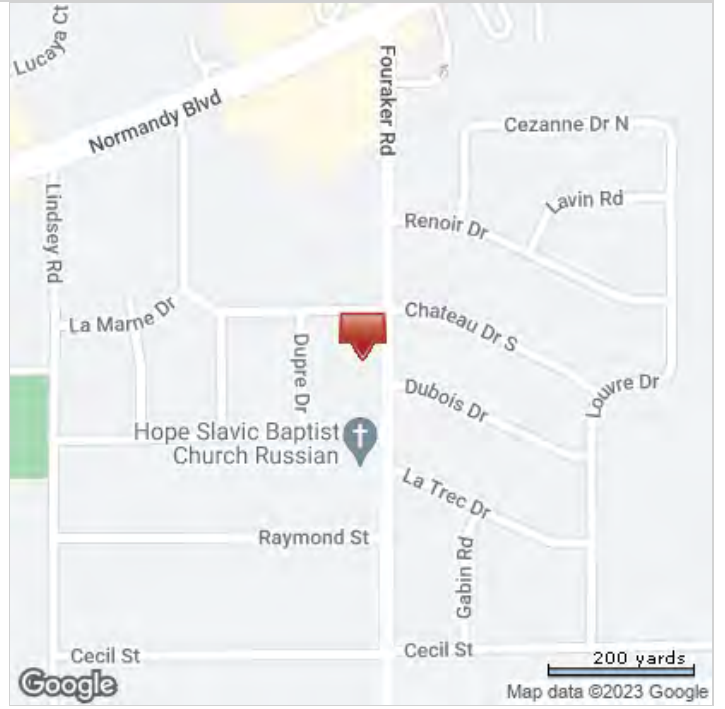
LAST MARKET SALE & SALES HISTORY			
Recording Date	09/08/1994	Owner Name	Harden Ernest D
Sale Date	08/22/1994	Owner Name 2	Harden Linda L
Document Number	7931-722	Seller	Court Clerk/Duval County
Deed Type	Foreclosure Deed		

Recording Date	09/08/1994				
Sale/Settlement Date	08/22/1994	08/06/1991	04/1991	04/1986	02/1986
Sale Price		\$46,500	\$49,500	\$45,900	\$47,500
Nominal	Y				
Buyer Name	Harden Ernest D & Linda L	Von Leau Dean S	Harden Ernest D & L	Dunlap Howard G	
Seller Name	Court Clerk/Duval County	Harden Ernest D	Dunlap Howard G	J Bs MI Inc	
Document Number	7931-722	7234-2052	7088-63	6124-628	6089-2149
Document Type	Foreclosure Deed	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed


Recording Date	
Sale/Settlement Date	11/13/1985
Sale Price	
Nominal	
Buyer Name	B&E Ferrell Ina C
Seller Name	
Document Number	6045-1231
Document Type	Miscellaneous Document

MORTGAGE HISTORY				
Mortgage Date	05/03/2002	11/28/1994		
Mortgage Amount	\$61,155	\$40,603	\$46,500	\$41,883
Mortgage Lender	Bank Of America	Bomar Mtg Acceptance Corp		
Mortgage Code	Conventional	Fha	Private Party Lender	Private Party Lender

PROPERTY MAP



*Lot Dimensions are Estimated

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 1714 FOURAKER RD
 Jacksonville FL 32221

Official Record Book/Page
 06045-01231

Title #
 5434

1714 FOURAKER RD

Property Detail

RE #	009374-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00118 NORMANDY VILLAGE UNIT 02
Total Area	10932

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$98,121.00	\$103,001.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$30,000.00	\$30,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$128,121.00	\$133,001.00
Assessed Value	\$89,940.00	\$98,934.00
Cap Diff/Portability Amt	\$38,181.00 / \$0.00	\$34,067.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$89,940.00	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
06045-01231	11/13/1985	\$90.00	MS - Miscellaneous	Unqualified	Improved
06089-02149	2/18/1986	\$47,500.00	WD - Warranty Deed	Unqualified	Improved
06124-00628	4/18/1986	\$45,900.00	WD - Warranty Deed	Unqualified	Improved
07088-00063	4/3/1991	\$49,500.00	WD - Warranty Deed	Qualified	Improved
07234-02052	8/6/1991	\$46,500.00	WD - Warranty Deed	Qualified	Improved
07931-00722	8/22/1994	\$100.00	CT - Certificate of Title	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	75.00	140.00	Common	1.00	Lot	\$30,000.00

Legal

LN	Legal Description
1	28-5 34-2S-25E
2	NORMANDY VILLAGE UNIT 2
3	LOT 2 BLK 6

Buildings 

Building 1

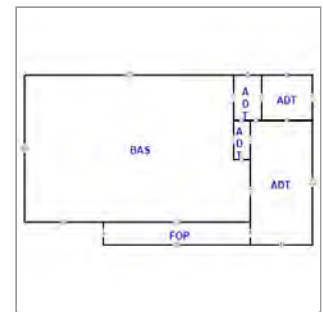
Building 1 Site Address
 1714 FOURAKER RD Unit
 Jacksonville FL 32221

Building Type	0101 - SFR 1 STORY
Year Built	1958
Building Value	\$103,001.00

Type	Gross Area	Heated Area	Effective Area
Base Area	995	995	995
Addition	21	21	19
Addition	242	242	218
Addition	40	40	36
Addition	72	72	65
Finished Open Porch	104	0	31
Total	1474	1370	1364

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	2.000	
Rooms / Units	1.000	



2022 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	\$89,940.00	\$0.00	\$89,940.00	\$935.54	\$1,017.84	\$933.23
Public Schools: By State Law	\$128,121.00	\$0.00	\$128,121.00	\$309.32	\$414.60	\$401.10
By Local Board	\$128,121.00	\$0.00	\$128,121.00	\$195.32	\$288.02	\$253.28
FL Inland Navigation Dist.	\$89,940.00	\$0.00	\$89,940.00	\$2.62	\$2.88	\$2.58
Water Mgmt Dist. SJRWMD	\$89,940.00	\$0.00	\$89,940.00	\$17.90	\$17.75	\$17.75
			Totals	\$1,460.70	\$1,741.09	\$1,607.94

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$86,887.00	\$81,764.00	\$0.00	\$81,764.00
Current Year	\$128,121.00	\$89,940.00	\$0.00	\$89,940.00

2022 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.

2022

2021

2020

2019

2018

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](#)

YOL7931 P00722

Documentary Tax P.F.S. 201.02 \$ 70
Documentary Tax P.F.S. 201.02 \$ 0
Instruments P.F.S. 199 47
1589257
Henry W. Cook, Clerk of Circuit Court Duval County
By: Irving Corbett Deputy Clerk

IN THE CIRCUIT COURT OFFICIAL RECORDS
FOURTH JUDICIAL CIRCUIT
DUVAL COUNTY, FLORIDA

Civil Action Number 94-919 CA

Division CV-I

94 AUG 22 AM 10 21
HENRY W. COOK
CLERK OF COURTS
DUVAL COUNTY, FLORIDA

FILED
003395

ERNEST D. HARDEN and
LINDA L. HARDEN, his wife
Plaintiff(s)
vs.
DEAN S. VON LEUVE et ux., et al.
Defendant(s)

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he executed and filed a certificate of sale in this action on
August 5, 1994
for the property described herein and that no objections to the sale have been filed within the time
allowed for filing objections.

The following property in Duval County, Florida:

Lot 2, Block 6, NORMANDY VILLAGE, Unit 2, according to plat thereof
as recorded in Plat Book 28, Page 5, of the Current Public Records of
Duval County, Florida

was sold to Ernest D. Harden and Linda L. Harden, his wife
435 Clark Road, Jacksonville, Florida 32218-5575
WITNESS my hand and the seal of the court on August 22, 1994.

94-0137596
FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY, FLA

94 SEP -8 AM 9:23
RECORD VERIFIED
Henry W. Cook
CLERK OF CIRCUIT COURT

HENRY W. COOK
CLERK CIRCUIT COURT
By: Kathy Pearson
Deputy Clerk



HENRY W. COOK
Clerk of the Circuit Court

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

WARRANTY DEED VOL 7234 PG 2052

PAMCO FORM 01

OFFICIAL RECORDS

This Instrument Prepared by: E. Harden
5541 Arlington Road #5
Jacksonville, Fla. 32211

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
279.00

Property Appraisers Parcel Identification (Folio) Number(s):
9374-0000
Grantees) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 6th day of August A.D. 19 91 by
DEAN S. VON LEUE AND MONA P. VON LEUE, HIS WIFE
hereinafter called the grantor, to
ERNEST D. HARDEN AND LINDA L. HARDEN, HIS WIFE
whose post office address is 5541 Arlington Road, #5, Jacksonville, Fla. 32211

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Duval County, State of Florida, viz:

LOT 2, BLOCK 6, NORMANDY VILLAGE, UNIT 2
according to plat thereof recorded in Plat
Book 28, page 5 of the current public records
of Duval County, Florida.

THIS DEED IS GIVEN IN LIEU OF FORECLOSURE AND IS A FULL CONVEYANCE OF THE GRANTORS INTEREST IN SUBJECT PROPERTY TO THE GRANTEE, AND IS NOT GIVEN AS ADDITIONAL SECURITY FOR ANY DEBT BETWEEN THE PARTIES HEREIN.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1990.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: John F. Riebsam
JOHN F. RIEBSAM

Printed Signature: [Signature]
Signature: [Signature]
Printed Signature: [Signature]

Signature: _____
Printed Signature: _____
Signature: _____
Printed Signature: _____

Signature: Dean S. Von Leue [S]

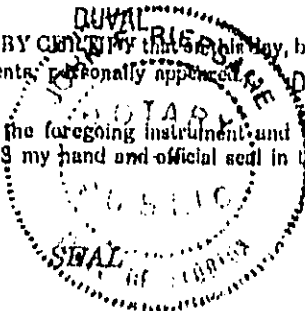
DEAN S. VON LEUE
Printed Signature
1714 [Address]

Signature: Monna P. Von Leue [S]

MONA P. VON LEUE
Printed Signature
1714 [Address]

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this 6th day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DEAN S. VON LEUE AND MONA P. VON LEUE who executed the foregoing instrument and who acknowledged before me that they executed the name. WITNESS my hand and official seal in the County and State last aforesaid this 6th day of August, A.D. 19 91.



Signature: John F. Riebsam
Notary Signature: JOHN F. RIEBSAM

Printed Notary Signature
My Commission Expires: 2-17-94

91 DEC 12 PM 2:41
RECORD COMPLETED

91-0128468

Rec'd
6.00
Deed
279.00

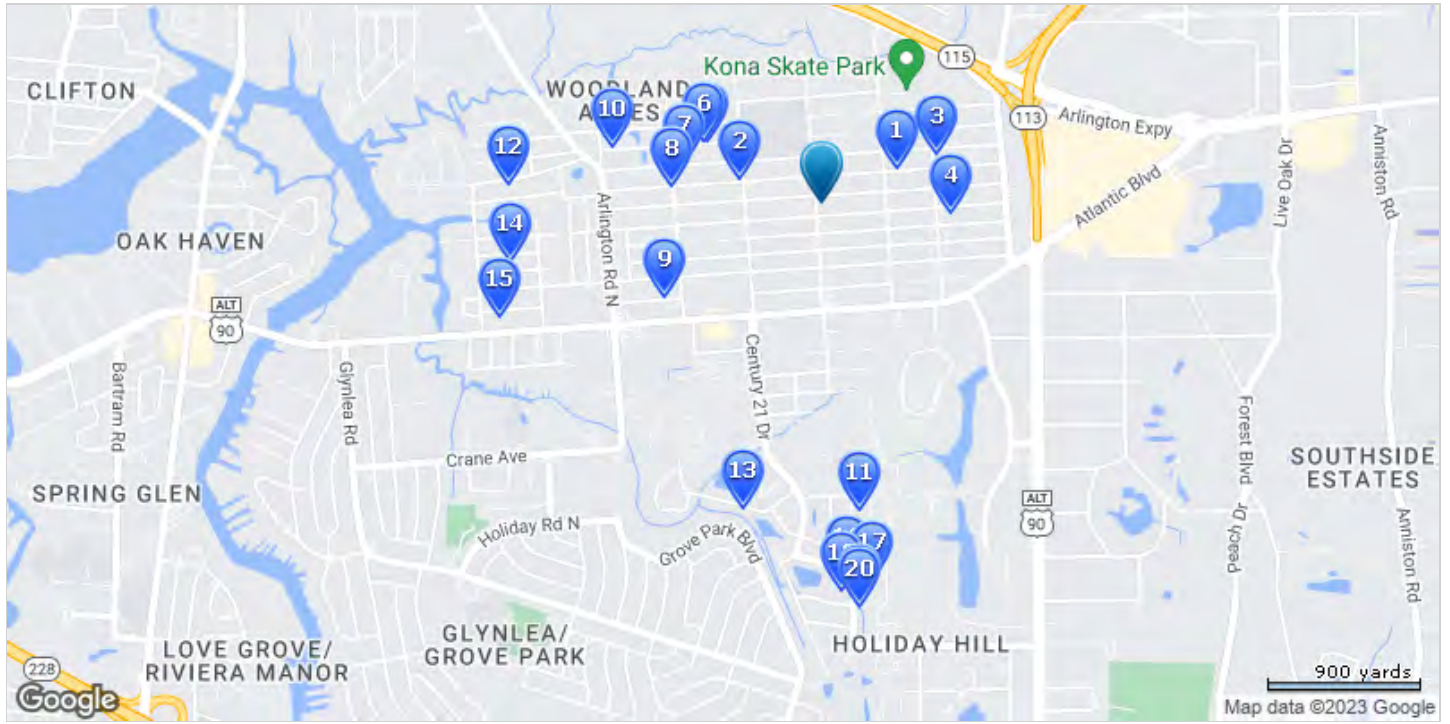
231 Bowlan St. N, Jacksonville, FL 32211
Portfolio of 22 Homes



231 Bowlan St. N, Jacksonville, FL 32211
Portfolio of 22 Homes







231 Bowlan St. N, Jacksonville, FL 32211
231 N Bowlan St











SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/20/2022 - 07/20/2023	Lot Area	5,762 - 7,796 Sq Ft
Living/Building Area	1,010 - 1,366 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$37,300	\$330,000	\$23,286	\$202,500	\$199,789
Price Per Sq Ft	\$31.40	\$260.25	\$19.95	\$187.56	\$171.44
Building Sq Ft	1,188	1,302	1,015	1,166	1,163
Bedrooms	3	3	2	3	3
Total Baths	1	2	1	2	2
Stories	1	2	1	1	1
Year Built	1961	2007	1954	1986	1985
Distance (miles)		1.17	0.24	0.76	0.71
Total Assessment	\$86,430	\$200,097	\$76,988	\$146,706	\$144,615
Total Market Value	\$86,430	\$200,097	\$76,988	\$146,706	\$144,615
Value Projected by Assessment	\$120,635				
Value Projected by Sq Ft	\$203,674				
RealAVM™ (1)	\$131,400	\$319,800	\$160,200	\$225,550	\$230,820





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	231 Bowlan St N	8720 Hare Ave	280 Acme St	303 Lamson St
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	143997-0000	143926-0010	144212-0010	143737-0000
Sale Date	02/1985	11/30/2022	12/16/2022	05/08/2023
Sale Price	\$37,300	\$23,286	\$104,000	\$245,000
Price Per Sq Ft	\$31.40	\$19.95	\$97.65	\$222.73
Building Sq Ft	1,188	1,167	1,065	1,100
Main Area	1,188	1,167	1,065	700
Year Built	1961	2007	1959	1954
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RMD-A	RMD-A	RMD-A	RMD-A
Stories	1	1	1	2
Bedrooms	3	3	3	2
Bathrooms (Total)	1	2	1	2
Bathrooms (Full)	1	2	1	1
Bathrooms (Half)				1
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Siding Sheathing	Concrete Block	Frame/Stucco
Garage Type		Garage	Carport	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	67.5	50	50	50
Lot Depth	100	125	125	125
Lot Acres	0.1556	0.1438	0.1435	0.1439
Lot Sq Ft	6,779	6,263	6,251	6,267
Annual Tax	\$1,475	\$2,519	\$1,821	\$1,761
Distance (miles)		0.24	0.24	0.36




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	231 Bowlan St N	8921 Eaton Ave	7918 Jasper Ave	7910 Jasper Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	143997-0000	143847-0100	143687-0240	143688-0000
Sale Date	02/1985	06/16/2023	06/29/2023	04/07/2023
Sale Price	\$37,300	\$216,700	\$165,000	\$252,500
Price Per Sq Ft	\$31.40	\$187.94	\$141.15	\$216.00
Building Sq Ft	1,188	1,153	1,169	1,169
Main Area	1,188	1,153	1,169	1,169
Year Built	1961	2006	2005	2005
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RMD-A	RMD-A	RMD-A	RMD-A
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	1	2	2	2
Bathrooms (Full)	1	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Siding Sheathing	Frame/Stucco	Frame/Stucco
Garage Type		Garage	Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	67.5	50	50	50
Lot Depth	100	125	120	120
Lot Acres	0.1556	0.1423	0.1382	0.1399
Lot Sq Ft	6,779	6,199	6,022	6,093
Annual Tax	\$1,475	\$776	\$2,559	\$751
Distance (miles)		0.37	0.38	0.38

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	231 Bowlan St N	7818 India Ave	276 Pecan St	7704 Berry Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	143997-0000	143674-0000	144268-0000	144820-0000
Sale Date	02/1985	02/10/2023	04/11/2023	12/02/2022
Sale Price	\$37,300	\$180,000	\$83,400	\$150,000
Price Per Sq Ft	\$31.40	\$153.98	\$70.98	\$129.31
Building Sq Ft	1,188	1,169	1,175	1,160
Main Area	1,188	1,169	988	728
Year Built	1961	2006	1961	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RMD-A	RMD-A	RMD-A	RMD-A
Stories	1	1	1	1
Bedrooms	3	3	3	2
Bathrooms (Total)	1	2	1	1
Bathrooms (Full)	1	2	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Plaster
Exterior	Concrete Block	Frame/Stucco	Concrete Blk Stucco	Siding Sheathing
Garage Type		Garage		Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air/Not Ducted
Cooling Type	Central	Central	Central	Wall/Window Unit
Lot Frontage	67.5	50	59	50
Lot Depth	100	125	100	125
Lot Acres	0.1556	0.1457	0.1338	0.1531
Lot Sq Ft	6,779	6,348	5,830	6,667
Annual Tax	\$1,475	\$2,285	\$1,469	\$1,398
Distance (miles)		0.42	0.44	0.53

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	231 Bowlan St N	7522 Jasper Ave	8393 Century Point Dr N	7087 Oakwood Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32216	32211
County	Duval	Duval	Duval	Duval
PID	143997-0000	143646-0000	145183-9350	143529-0000
Sale Date	02/1985	01/19/2023	10/24/2022	10/28/2022
Sale Price	\$37,300	\$190,000	\$244,000	\$217,000
Price Per Sq Ft	\$31.40	\$156.64	\$233.72	\$190.02
Building Sq Ft	1,188	1,213	1,044	1,142
Main Area	1,188	1,213	1,044	1,142
Year Built	1961	1984	1995	2004
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RMD-A	RMD-D	PUD	RLD-60
Stories	1	1	1	1
Bedrooms	3	2	3	3
Bathrooms (Total)	1	2	2	2
Bathrooms (Full)	1	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Siding Sheathing	Brick	Frame/Stucco
Garage Type		Garage	Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	67.5	63		50
Lot Depth	100	123		118
Lot Acres	0.1556	0.1779	0.1546	0.1342
Lot Sq Ft	6,779	7,748	6,736	5,847
Annual Tax	\$1,475	\$2,454	\$2,690	\$2,606
Distance (miles)		0.63	0.89	0.90


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	231 Bowlan St N	8053 Virgo St	7101 Hallock St	7015 Alton Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32216	32211	32211
County	Duval	Duval	Duval	Duval
PID	143997-0000	140231-8006	144982-0000	145074-0010
Sale Date	02/1985	10/21/2022	01/06/2023	04/05/2023
Sale Price	\$37,300	\$190,000	\$170,000	\$252,000
Price Per Sq Ft	\$31.40	\$187.19	\$145.92	\$221.05
Building Sq Ft	1,188	1,015	1,165	1,140
Main Area	1,188	1,015	990	1,140
Year Built	1961	1986	1954	1980
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RMD-A	PUD	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	2	3	3
Bathrooms (Total)	1	2	1	2
Bathrooms (Full)	1	2	1	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Plaster	Drywall
Exterior	Concrete Block	Siding Sheathing	Concrete Blk Stucco	Brick
Garage Type		Garage	Carport	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	67.5		75	55
Lot Depth	100		100	125
Lot Acres	0.1556	0.139	0.1677	0.1476
Lot Sq Ft	6,779	6,053	7,307	6,429
Annual Tax	\$1,475	\$2,568	\$935	\$700
Distance (miles)		0.91	0.91	0.98

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	231 Bowlan St N	8451 Gemini Rd	8721 Buzz Ct	8439 Duskin Ct
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32216	32216	32216
County	Duval	Duval	Duval	Duval
PID	143997-0000	145183-7314	145184-0215	145183-7406
Sale Date	02/1985	03/29/2023	04/07/2023	12/30/2022
Sale Price	\$37,300	\$304,900	\$215,000	\$185,000
Price Per Sq Ft	\$31.40	\$235.26	\$197.43	\$142.09
Building Sq Ft	1,188	1,296	1,089	1,302
Main Area	1,188	1,296	1,089	1,302
Year Built	1961	1985	1996	1985
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RMD-A	PUD	PUD	PUD
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	1	2	2	2
Bathrooms (Full)	1	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Single Siding	Siding Sheathing	Siding Sheathing
Garage Type		Garage	Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	67.5	65		65
Lot Depth	100	100		102
Lot Acres	0.1556	0.1428	0.1545	0.1408
Lot Sq Ft	6,779	6,219	6,730	6,133
Annual Tax	\$1,475	\$1,879	\$2,669	\$1,861
Distance (miles)		1.07	1.09	1.12

	Subject Property	Comparable 19	Comparable 20
			
Address	231 Bowlan St N	869 Duskin Dr	875 Duskin Dr
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32216	32216
County	Duval	Duval	Duval
PID	143997-0000	145183-7472	145183-7470
Sale Date	02/1985	05/30/2023	12/22/2022
Sale Price	\$37,300	\$330,000	\$278,000
Price Per Sq Ft	\$31.40	\$260.25	\$219.59
Building Sq Ft	1,188	1,268	1,266
Main Area	1,188	1,268	1,266
Year Built	1961	1986	1985
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RMD-A	PUD	PUD
Stories	1	1	1
Bedrooms	3	3	3
Bathrooms (Total)	1	2	2
Bathrooms (Full)	1	2	2
Bathrooms (Half)			
Interior Wall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Single Siding	Siding Sheathing
Garage Type		Garage	Garage
Pool		Pool	
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	67.5	65	65
Lot Depth	100	120	120
Lot Acres	0.1556	0.1764	0.169
Lot Sq Ft	6,779	7,685	7,362
Annual Tax	\$1,475	\$3,273	\$1,808
Distance (miles)		1.15	1.17

231 Bowlan St N, Jacksonville, FL 32211-7978, Duval County

APN: 143997-0000 CLIP: 2728816248

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	1	N/A	\$37,300	02/1985
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,188	6,779	1961	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Oakwood Villa Estates	School District	Duval County SD
Section	52	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	2155022-2155022
Property Zip	32211	Zoning	RMD-A
Property Zip+4	7978	Taxing Authority	General Services
Property Carrier Route	C046	Most hazardous flood zone within 250 feet - See Flood Map tab for more info	X
Census Tract	155.02	Flood Zone Date	11/02/2018
Census Block Group	2	Flood Zone Panel	12031C0379J
Map 1	4171		

TAX INFORMATION			
PID	143997-0000	Block #	14b
Parcel ID	1439970000	Lot #	1
% Improved	64%	Legal Unit #	GS
Tax Area	GS		
Legal Description	8-23 52-2S-27E OAKWOOD VILLA ESTATES S 65FT LOTS 1 TO 4 BLK 14B		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$86,430	\$68,480	\$60,053
Market Value - Land	\$31,539	\$24,030	\$21,026
Market Value - Improved	\$54,891	\$44,450	\$39,027
Assessed Value - Total	\$68,310	\$62,100	\$56,455
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$6,210	\$5,645	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,227		
2021	\$1,336	\$109	8.85%
2022	\$1,475	\$139	10.4%

CHARACTERISTICS			
Lot Frontage	67.5	Total Baths	1
Lot Depth	100	Full Baths	1
Lot Acres	0.1556	Cooling Type	Central
Lot Sq Ft	6,779	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Unfinished Open Porch
Land Use - CoreLogic	SFR	Roof Material	Asphalt
Building Type	Single Family	Roof Shape	Gable/Hip
Building Sq Ft	1,188	Interior Wall	Drywall
Gross Area	1,188	Exterior	Concrete Block
Total Bldg Sq Ft	1,232	Floor Cover	Asphalt Tile
Stories	1	Year Built	1961
Quality	Below Average	Effective Year Built	1961

Bedrooms	3
----------	---

FEATURES					
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Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Shed Wood	S	100	10	10	1985

Feature Type	Value
Shed Wood	\$446

Building Description	Building Size
Unfinished Storage	45
Base Area	1,188
Unfinished Open Porch	132

SELL SCORE			
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Rating	Moderate	Value As Of	2023-07-16 04:33:42
Sell Score	574		

ESTIMATED VALUE			
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RealAVM™	\$131,400	Confidence Score	36
RealAVM™ Range	\$92,000 - \$170,800	Forecast Standard Deviation	30
Value As Of	07/10/2023		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
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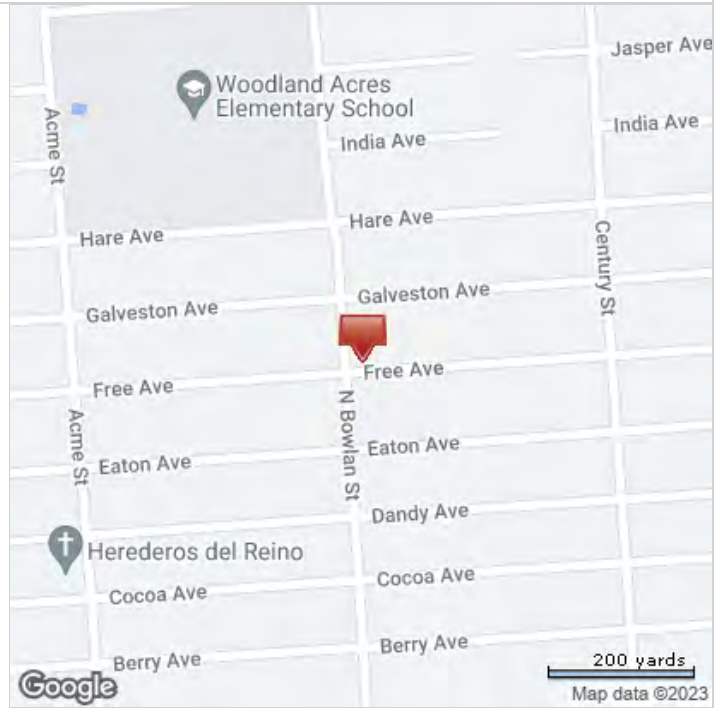
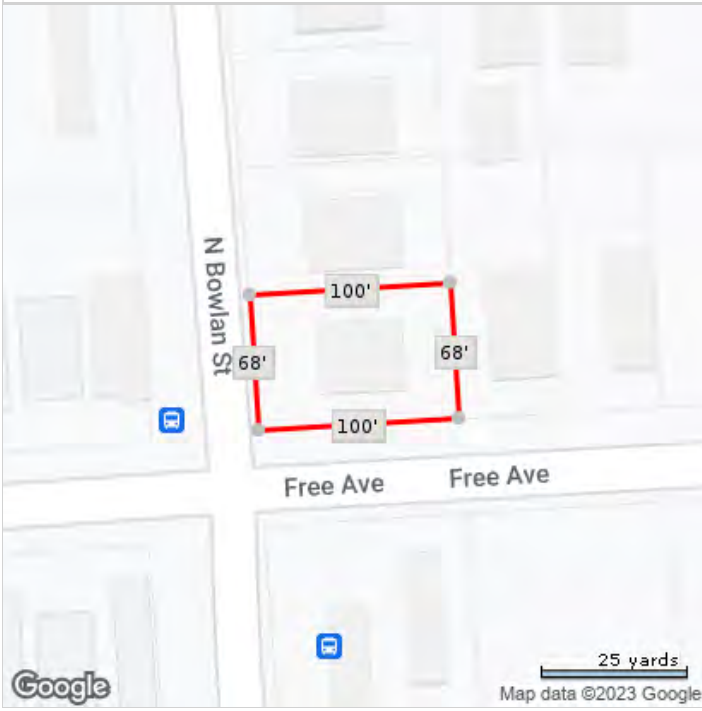
Sale Date	02/1985	Deed Type	Warranty Deed
Sale Price	\$37,300	Owner Name	Harden Ernest D
Price Per Square Feet	\$31.40	Owner Name 2	Harden Linda L
Document Number	5917-676	Seller	Gunter John M & L

Sale/Settlement Date	02/1985	03/1983	11/1982
Sale Price	\$37,300	\$33,000	\$27,700
Buyer Name	Harden Ernest D & L	Gunter John M & L	Norman Wm
Seller Name	Gunter John M & L	Norman William	Button Edwin D & D
Document Number	5917-676	5628-239	5585-1789
Document Type	Warranty Deed	Warranty Deed	Warranty Deed


MORTGAGE HISTORY	
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Mortgage Amount	\$33,000
Mortgage Lender	Alliance Mtg Co
Mortgage Code	Va

PROPERTY MAP



*Lot Dimensions are Estimated

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 231 N BOWLAN ST
 Jacksonville FL 32211

Official Record Book/Page
 03601-01182

Tile #
 7423

231 N BOWLAN ST

Property Detail

RE #	143997-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02639 OAKWOOD VILLA ESTATES
Total Area	6779

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$54,445.00	\$57,004.00
Extra Feature Value	\$446.00	\$515.00
Land Value (Market)	\$31,539.00	\$54,068.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$86,430.00	\$111,587.00
Assessed Value	\$68,310.00	\$75,141.00
Cap Diff/Portability Amt	\$18,120.00 / \$0.00	\$36,446.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$68,310.00	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
03601-01182	10/18/1973	\$11,000.00	WD - Warranty Deed	Unqualified	Improved
04995-00827	11/2/1979	\$26,700.00	WD - Warranty Deed	Unqualified	Improved
05585-01789	11/9/1982	\$27,700.00	WD - Warranty Deed	Unqualified	Improved
05628-00239	3/15/1983	\$33,000.00	WD - Warranty Deed	Unqualified	Improved
05917-00676	2/8/1985	\$37,300.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHWR2	Shed Wood	1	10	10	100.00	\$515.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-A	67.50	100.00	Common	67.50	Front Footage	\$54,068.00

Legal

LN	Legal Description
1	8-23 52-2S-27E
2	OAKWOOD VILLA ESTATES
3	S 65FT LOTS 1 TO 4 BLK 14B

Buildings 

Building 1

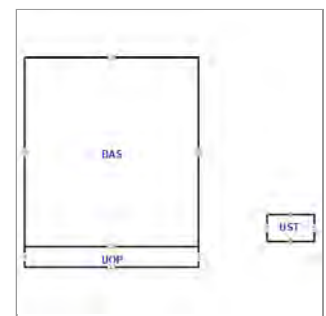
Building 1 Site Address
 231 N BOWLAN ST Unit
 Jacksonville FL 32211

Building Type	0101 - SFR 1 STORY
Year Built	1961
Building Value	\$57,004.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	45	0	18
Base Area	1188	1188	1188
Unfin Open Porch	132	0	26
Total	1365	1188	1232

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.000	
Rooms / Units	1.000	



2022 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	\$68,310.00	\$0.00	\$68,310.00	\$710.54	\$773.06	\$708.79
Public Schools: By State Law	\$86,430.00	\$0.00	\$86,430.00	\$243.79	\$279.69	\$270.58
By Local Board	\$86,430.00	\$0.00	\$86,430.00	\$153.94	\$194.29	\$170.86
FL Inland Navigation Dist.	\$68,310.00	\$0.00	\$68,310.00	\$1.99	\$2.19	\$1.96
Water Mgmt Dist. SJRWMD	\$68,310.00	\$0.00	\$68,310.00	\$13.59	\$13.48	\$13.48
			Totals	\$1,123.85	\$1,262.71	\$1,165.67

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$68,480.00	\$62,100.00	\$0.00	\$62,100.00
Current Year	\$86,430.00	\$68,310.00	\$0.00	\$68,310.00

2022 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.

- [2022](#)

- [2021](#)

- [2020](#)

- [2019](#)


- [2018](#)

- [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](#)

Documentary Tax P.F.S. 201.02 \$ 70
Documentary Tax P.F.S. 201.02 \$ 0
In 2010 Tax P.F.S. 199 47
1589257
Henry W. Cook, Clerk of Circuit Court Duval County
By: Tracy Corbett Deputy Clerk

IN THE CIRCUIT COURT OFFICIAL RECORDS
FOURTH JUDICIAL CIRCUIT
DUVAL COUNTY, FLORIDA

Civil Action Number 94-919 CA

Division CV-I

94 AUG 22 AM 10 21
HENRY W. COOK
CLERK OF COURTS
DUVAL COUNTY, FLORIDA

FILED
003395

ERNEST D. HARDEN and
LINDA L. HARDEN, his wife
Plaintiff(s)
vs.
DEAN S. VON LEUVE et ux., et al.
Defendant(s)

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he executed and filed a certificate of sale in this action on
August 5, 1994
for the property described herein and that no objections to the sale have been filed within the time
allowed for filing objections.

The following property in Duval County, Florida:

Lot 2, Block 6, NORMANDY VILLAGE, Unit 2, according to plat thereof
as recorded in Plat Book 28, Page 5, of the Current Public Records of
Duval County, Florida

was sold to Ernest D. Harden and Linda L. Harden, his wife
435 Clark Road, Jacksonville, Florida 32218-5575
WITNESS my hand and the seal of the court on August 22, 1994.

94-0137596
FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY, FLA

94 SEP -8 AM 9:23
RECORD VERIFIED
Tracy Corbett
CLERK OF CIRCUIT COURT

HENRY W. COOK
CLERK CIRCUIT COURT
By: Kathy Pearson
Deputy Clerk



HENRY W. COOK
Clerk of the Circuit Court

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

WARRANTY DEED VOL 7234 PG 2052

PAMCO FORM 01

OFFICIAL RECORDS

This Instrument Prepared by: E. Harden
5541 Arlington Road #5
Jacksonville, Fla. 32211

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
279.00

Property Appraisers Parcel Identification (Folio) Number(s):
9374-0000
Grantees) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 6th day of August A.D. 19 91 by
DEAN S. VON LEUE AND MONA P. VON LEUE, HIS WIFE
hereinafter called the grantor, to
ERNEST D. HARDEN AND LINDA L. HARDEN, HIS WIFE
whose post office address is 5541 Arlington Road, #5, Jacksonville, Fla. 32211

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Duval County, State of Florida, viz:

LOT 2, BLOCK 6, NORMANDY VILLAGE, UNIT 2
according to plat thereof recorded in Plat
Book 28, page 5 of the current public records
of Duval County, Florida.

THIS DEED IS GIVEN IN LIEU OF FORECLOSURE AND IS A FULL CONVEYANCE OF THE GRANTORS INTEREST IN SUBJECT PROPERTY TO THE GRANTEE, AND IS NOT GIVEN AS ADDITIONAL SECURITY FOR ANY DEBT BETWEEN THE PARTIES HEREIN.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1990.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: John F. Riebsam
JOHN F. RIEBSAM

Printed Signature: [Signature]
Signature: [Signature]
Printed Signature: [Signature]

Signature: _____
Printed Signature: _____
Signature: _____
Printed Signature: _____

Signature: Dean S. Von Leue

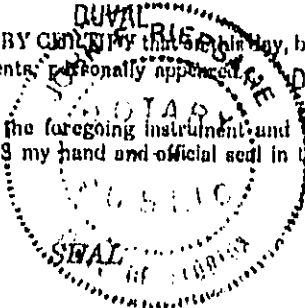
Signature: DEAN S. VON LEUE
Printed Signature: 1714 Riverside Rd., Suite 20, 32201
Post Office Address

Signature: Monna P. Von Leue

Signature: MONA P. VON LEUE
Printed Signature: 1714 Riverside Rd., Suite 20, 32201
Post Office Address

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this 6th day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DEAN S. VON LEUE AND MONA P. VON LEUE who executed the foregoing instrument and who acknowledged before me that they executed the name. WITNESS my hand and official seal in the County and State last aforesaid this 6th day of August, A.D. 19 91.



Notary Signature: John F. Riebsam
JOHN F. RIEBSAM

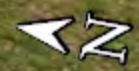
Printed Notary Signature: _____
My Commission Expires: 2-17-94

91 DEC 12 PM 2:41
RECORD COMPLETED

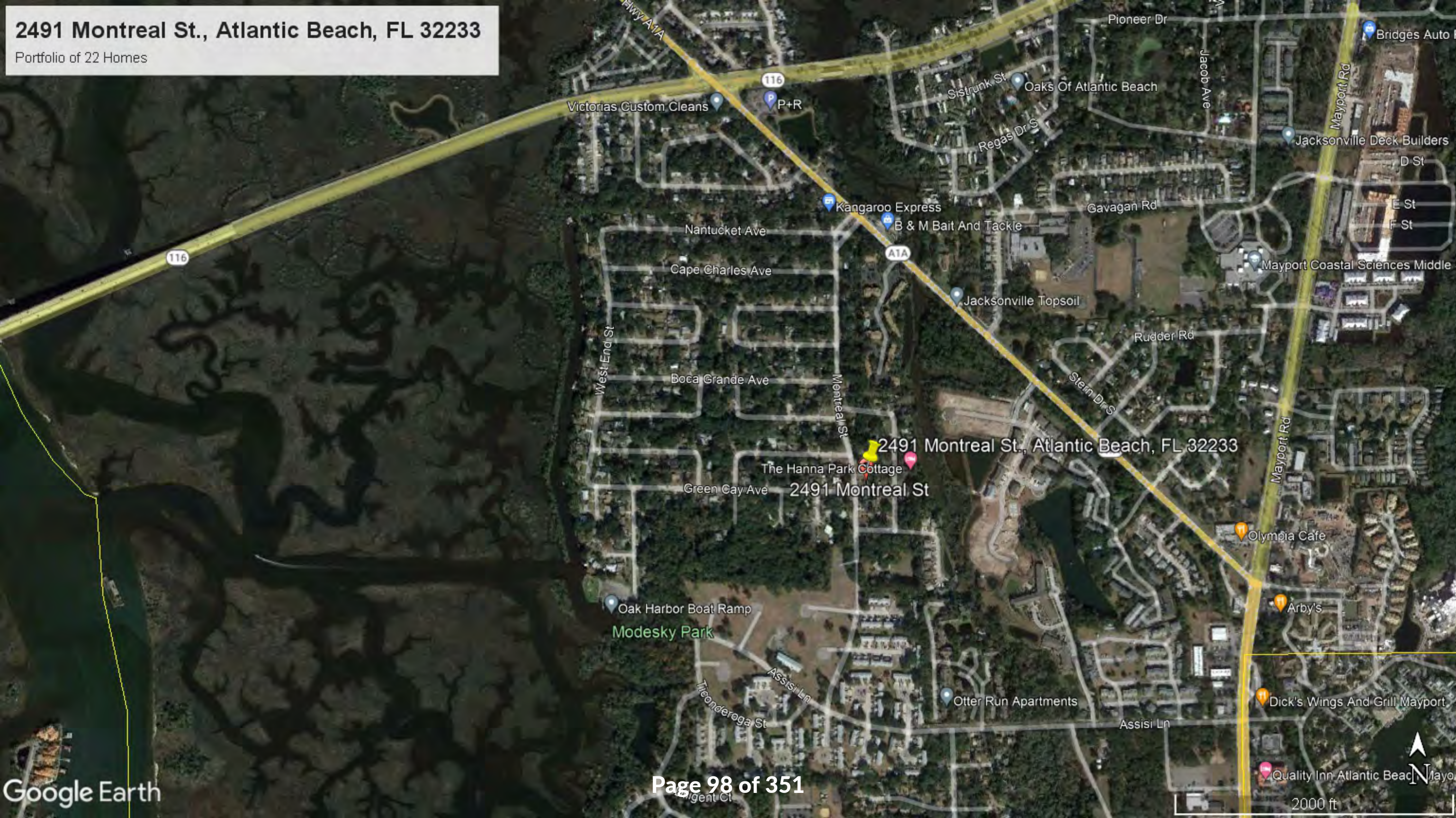
91-0128468

Rec'd
6.00
Deed
279.00

2491 Montreal St., Atlantic Beach, FL 32233
Portfolio of 22 Homes

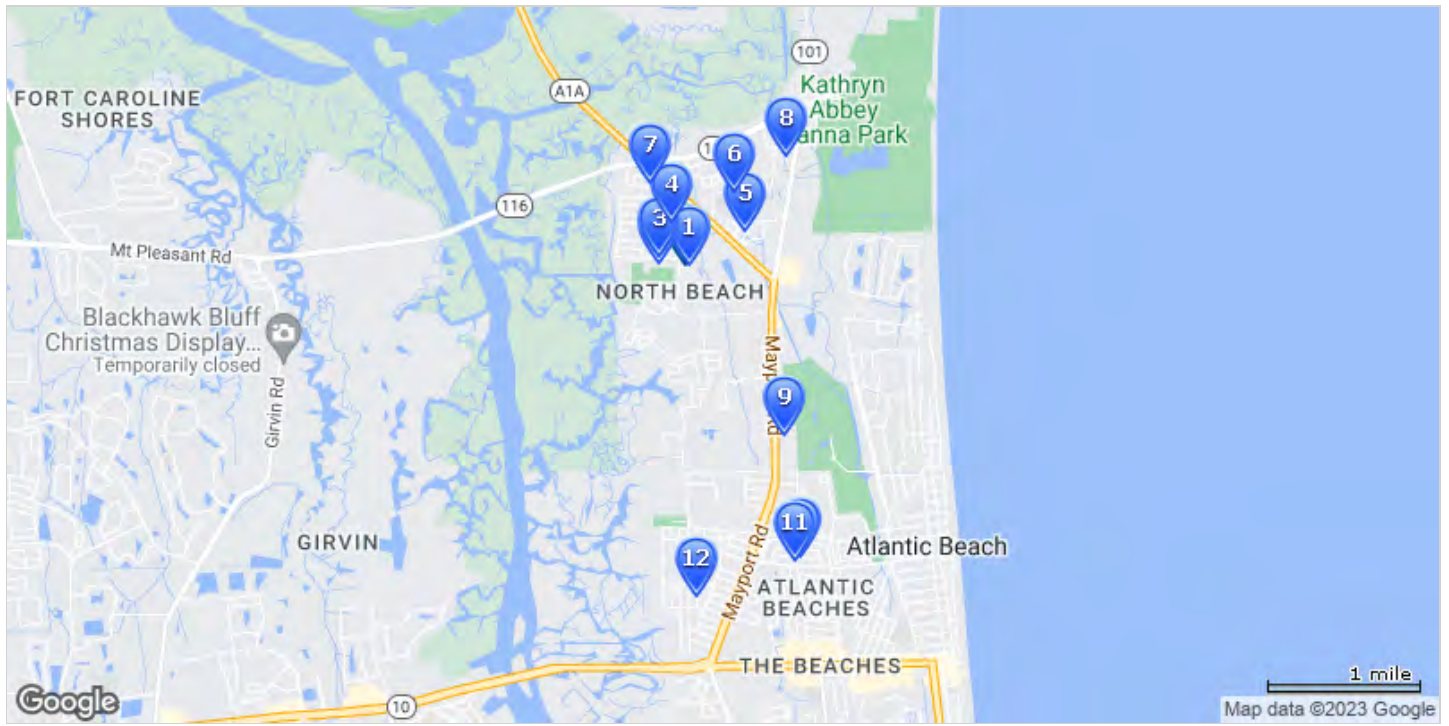


2491 Montreal St., Atlantic Beach, FL 32233
Portfolio of 22 Homes



2491 Montreal St., Atlantic Beach, FL 32233





The Hanna Park Cottage
2491 Montreal St











SEARCH CRITERIA			
Number of Comparables	12	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	7,718 - 10,442 Sq Ft
Living/Building Area	956 - 1,294 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price		\$511,500	\$75,000	\$311,000	\$278,725
Price Per Sq Ft		\$465.00	\$69.57	\$260.00	\$246.76
Building Sq Ft	1,125	1,292	960	1,131	1,125
Bedrooms	4	3	2	3	3
Total Baths	2	2	1	2	2
Stories	1	2	1	1	1
Year Built	1970	1996	1941	1963	1968
Distance (miles)		1.91	0.02	0.52	0.80
Total Assessment	\$186,735	\$282,796	\$98,120	\$207,569	\$206,465
Total Market Value	\$186,735	\$282,796	\$98,120	\$207,569	\$206,465
Value Projected by Assessment	\$249,589				
Value Projected by Sq Ft	\$277,602				
RealAVM™ (1)	\$272,200	\$504,500	\$171,200	\$328,450	\$316,958

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	2491 Montreal St	2490 Spokane Ave E	1158 Panuco Ave N	1150 Makua Ave S
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32233	32233	32233	32233
County	Duval	Duval	Duval	Duval
PID	168763-0000	168771-0000	168700-0000	168687-0000
Sale Date	06/13/1991	11/17/2022	12/05/2022	10/28/2022
Sale Price		\$374,000	\$350,000	\$315,000
Price Per Sq Ft		\$299.68	\$299.15	\$290.32
Building Sq Ft	1,125	1,248	1,170	1,085
Main Area	1,125	984	960	920
Year Built	1970	1962	1962	1963
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	1	1
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport		Carport	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	80	80	80
Lot Depth	121	100	100	100
Lot Acres	0.2084	0.179	0.1778	0.183
Lot Sq Ft	9,080	7,796	7,745	7,973
Annual Tax	\$2,950	\$4,310	\$3,598	\$728
Distance (miles)		0.02	0.15	0.16


	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	2491 Montreal St	1114 Cape Charles Ave	915 Rudder Rd	929 Majestic Cypress Dr N
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32233	32233	32233	32233
County	Duval	Duval	Duval	Duval
PID	168763-0000	168502-0000	168891-0336	168846-2170
Sale Date	06/13/1991	12/19/2022	12/06/2022	02/06/2023
Sale Price		\$100,000	\$340,000	\$251,000
Price Per Sq Ft		\$100.00	\$282.39	\$204.40
Building Sq Ft	1,125	1,000	1,204	1,228
Main Area	1,125	1,000	1,204	1,228
Year Built	1970	1963	1979	1996
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	PUD
Stories	1	1	1	1
Bedrooms	4	2	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	1	2	2
Bathrooms (Half)		1		
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Blk Stucco	Siding Sheathing
Garage Type	Carport	Carport	Garage	Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	87	75	
Lot Depth	121	100	140	
Lot Acres	0.2084	0.1947	0.2245	0.2202
Lot Sq Ft	9,080	8,481	9,778	9,591
Annual Tax	\$2,950	\$760	\$1,868	\$3,230
Distance (miles)		0.27	0.40	0.51

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	2491 Montreal St	1221 Mayport Landing Cir	745 Pioneer Dr	2101 Fairway Villas Ln S
Property City	Jacksonville	Jacksonville	Jacksonville	Atlantic Beach
Property Zip	32233	32233	32233	32233
County	Duval	Duval	Duval	Duval
PID	168763-0000	168441-0248	168878-0000	169398-1034
Sale Date	06/13/1991	12/28/2022	04/28/2023	01/11/2023
Sale Price		\$75,000	\$181,200	\$307,000
Price Per Sq Ft		\$69.57	\$156.07	\$237.62
Building Sq Ft	1,125	1,078	1,161	1,292
Main Area	1,125	700	672	1,028
Year Built	1970	1983	1941	1984
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RMD-D	RMD-C	APUD
Stories	1	2	1	1
Bedrooms	4	2	2	3
Bathrooms (Total)	2	2	1	2
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Plywood Panel	Drywall
Exterior	Concrete Block	Siding Sheathing	Asbestos Shingle	Frame/Stucco
Garage Type	Carport			
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80		100	55
Lot Depth	121		100	125
Lot Acres	0.2084	0.2155	0.2269	0.1899
Lot Sq Ft	9,080	9,387	9,883	8,270
Annual Tax	\$2,950	\$1,843	\$521	\$3,455
Distance (miles)		0.52	0.86	1.14

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	2491 Montreal St	775 Amberjack Ln	808 Amberjack Ln	520 W 9th St
Property City	Jacksonville	Atlantic Beach	Atlantic Beach	Atlantic Beach
Property Zip	32233	32233	32233	32233
County	Duval	Duval	Duval	Duval
PID	168763-0000	171200-0000	171141-0000	170945-0000
Sale Date	06/13/1991	02/21/2023	06/26/2023	05/30/2023
Sale Price		\$511,500	\$350,000	\$190,000
Price Per Sq Ft		\$465.00	\$358.97	\$197.92
Building Sq Ft	1,125	1,100	975	960
Main Area	1,125	1,100	975	960
Year Built	1970	1961	1960	1962
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	ARS-1	ARS-1	ARG-1A
Stories	1	1	1	1
Bedrooms	4	3	2	3
Bathrooms (Total)	2	2	1	1
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Siding Sheathing
Garage Type	Carport	Carport	Garage	Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	90	90	85
Lot Depth	121	100	93	102
Lot Acres	0.2084	0.205	0.1921	0.199
Lot Sq Ft	9,080	8,928	8,370	8,670
Annual Tax	\$2,950	\$4,434	\$4,477	\$3,127
Distance (miles)		1.80	1.81	1.91

2491 Montreal St, Jacksonville, FL 32233-2874, Duval County

APN: 168763-0000 CLIP: 7982931948

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	2	N/A	N/A	06/13/1991
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,125	9,080	1970	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Oak Harbor	School District	Duval County SD
Section	37	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	29E	Neighborhood Code	7139042-7139042
Property Zip	32233	Zoning	RLD-60
Property Zip+4	2874	Taxing Authority	General Services
Property Carrier Route	C014	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	AE
Census Tract	139.04	Flood Zone Date	11/02/2018
Census Block Group	2	Flood Zone Panel	12031C0406J
Map 1	5552		

TAX INFORMATION			
PID	168763-0000	Block #	L
Parcel ID	1687630000	Lot #	350
% Improved	33%	Legal Unit #	GS
Tax Area	GS		
Legal Description	31-10 37-2S-29E OAK HARBOR LOT 350 BLK L		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$186,735	\$134,961	\$125,254
Market Value - Land	\$125,000	\$85,000	\$65,000
Market Value - Improved	\$61,735	\$49,961	\$60,254
Assessed Value - Total	\$148,457	\$134,961	\$125,254
Assessed Value - Land		\$85,000	\$65,000
Assessed Value - Improved		\$49,961	\$60,254
YOY Assessed Change (%)	10%	7.75%	
YOY Assessed Change (\$)	\$13,496	\$9,707	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,417		
2021	\$2,574	\$157	6.47%
2022	\$2,950	\$376	14.62%

CHARACTERISTICS			
Lot Frontage	80	Total Baths	2
Lot Depth	121	Full Baths	2
Lot Acres	0.2084	Cooling Type	Central
Lot Sq Ft	9,080	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Asphalt
Building Sq Ft	1,125	Roof Shape	Gable/Hip
Gross Area	1,125	Interior Wall	Drywall
Total Bldg Sq Ft	1,243	Exterior	Concrete Block

Stories	1	Floor Cover	Vinyl Sheet
Quality	Average	Year Built	1970
Bedrooms	4	Effective Year Built	1970

FEATURES	
Building Description	Building Size
Base Area	1,125
Fin Enclosed Carport	231
Unfinished Storage	99
Finished Open Porch	65

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:13
Sell Score	610		

ESTIMATED VALUE			
RealAVM™	\$272,200	Confidence Score	51
RealAVM™ Range	\$212,800 - \$331,600	Forecast Standard Deviation	22
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	06/13/1991	Owner Name	Harden Ernest D
Document Number	7124-2335	Owner Name 2	Harden Linda L
Deed Type	Miscellaneous Document		


Sale/Settlement Date	06/13/1991	09/1987	09/1986	02/1984
Sale Price		\$58,700	\$58,500	\$37,000
Buyer Name	Harden Ernest D	Lourcey Joseph J Jr	Harden Ernest D & L	Batteh Jamal J
Seller Name		Harden Ernest D & L	Batteh Jamal J	Trump Rodney H
Document Number	7124-2335	6391-448	6197-631	5782-1416
Document Type	Miscellaneous Document	Warranty Deed	Warranty Deed	Warranty Deed

MORTGAGE HISTORY				
Mortgage Date	06/16/2016	02/07/2008	12/20/1993	
Mortgage Amount	\$136,550	\$151,200	\$44,605	\$56,000
Mortgage Lender	Nationstar Mtg LLC	Bank Of America	Bomar Mtg Acceptance Corp	
Mortgage Code	Conventional	Conventional	Fha	Private Party Lender

PROPERTY MAP



*Lot Dimensions are Estimated

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 3961 HABANA AVE
 Jacksonville FL 32217

Official Record Book/Page
 03990-00160

Tile #
 7520

3961 HABANA AVE

Property Detail

RE #	151883-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02816 SAN JOSE MANOR UNIT 01
Total Area	9725

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$101,921.00	\$112,076.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$95,000.00	\$95,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$196,921.00	\$207,076.00
Assessed Value	\$159,636.00	\$175,599.00
Cap Diff/Portability Amt	\$37,285.00 / \$0.00	\$31,477.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$159,636.00	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
03990-00160	8/22/1975	\$33,000.00	WD - Warranty Deed	Unqualified	Improved
05462-00783	1/12/1981	\$112.00	QC - Quit Claim	Unqualified	Improved
06581-02032	9/16/1988	\$47,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-70	80.00	120.00	Common	1.00	Lot	\$95,000.00

Legal

LN	Legal Description
1	28-3 45-3S-27E
2	SAN JOSE MANOR UNIT 1
3	LOT 46 BLK 8

Buildings 

Building 1

Building 1 Site Address
 3961 HABANA AVE Unit
 Jacksonville FL 32217

Building Type	0101 - SFR 1 STORY
Year Built	1959
Building Value	\$112,076.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	300	0	90
Base Area	1464	1464	1464
Finished Open Porch	60	0	18
Unfinished Carport	273	0	55
Total	2097	1464	1627

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
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Gen Govt Ex B & B	\$159,636.00	\$0.00	\$159,636.00	\$1,660.49	\$1,806.58	\$1,656.40
Public Schools: By State Law	\$196,921.00	\$0.00	\$196,921.00	\$516.64	\$637.24	\$616.48
By Local Board	\$196,921.00	\$0.00	\$196,921.00	\$326.24	\$442.68	\$389.29
FL Inland Navigation Dist.	\$159,636.00	\$0.00	\$159,636.00	\$4.64	\$5.11	\$4.58
Water Mgmt Dist. SJRWMD	\$159,636.00	\$0.00	\$159,636.00	\$31.77	\$31.51	\$31.51
			Totals	\$2,539.78	\$2,923.12	\$2,698.26
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$145,124.00	\$145,124.00	\$0.00	\$145,124.00		
Current Year	\$196,921.00	\$159,636.00	\$0.00	\$159,636.00		

2022 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.

2022

2021

2020

2019


2018

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](#)

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 2491 MONTREAL ST
 Jacksonville FL 32233

Official Record Book/Page
 05077-00690

Tile #
 9406

2491 MONTREAL ST

Property Detail

RE #	168763-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03072 OAK HARBOR
Total Area	9080

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$61,735.00	\$71,113.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$125,000.00	\$135,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$186,735.00	\$206,113.00
Assessed Value	\$148,457.00	\$163,302.00
Cap Diff/Portability Amt	\$38,278.00 / \$0.00	\$42,811.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$148,457.00	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
05077-00690	3/24/1980	\$27,000.00	WD - Warranty Deed	Unqualified	Improved
05782-01416	2/23/1984	\$37,000.00	WD - Warranty Deed	Unqualified	Improved
06197-00631	9/11/1986	\$58,500.00	WD - Warranty Deed	Unqualified	Improved
06391-00448	9/1/1987	\$58,700.00	WD - Warranty Deed	Unqualified	Improved
07124-02335	6/13/1991	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	80.00	121.00	Common	1.00	Lot	\$135,000.00

Legal

LN	Legal Description
1	31-10 37-2S-29E
2	OAK HARBOR
3	LOT 350 BLK L

Buildings 

Building 1

Building 1 Site Address
 2491 MONTREAL ST Unit
 Jacksonville FL 32233

Building Type	0101 - SFR 1 STORY
Year Built	1970
Building Value	\$71,113.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1125	1125	1125
Finished Carport	231	0	58
Unfinished Storage	99	0	40
Finished Open Porch	65	0	20
Total	1520	1125	1243

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	2.000	
Rooms / Units	1.000	



2022 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	\$148,457.00	\$0.00	\$148,457.00	\$1,544.21	\$1,680.07	\$1,540.40
Public Schools: By State Law	\$186,735.00	\$0.00	\$186,735.00	\$480.46	\$604.27	\$584.59
By Local Board	\$186,735.00	\$0.00	\$186,735.00	\$303.39	\$419.78	\$369.16
FL Inland Navigation Dist.	\$148,457.00	\$0.00	\$148,457.00	\$4.32	\$4.75	\$4.26
Water Mgmt Dist. SJRWMD	\$148,457.00	\$0.00	\$148,457.00	\$29.54	\$29.31	\$29.31
			Totals	\$2,361.92	\$2,738.18	\$2,527.72

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$134,961.00	\$134,961.00	\$0.00	\$134,961.00
Current Year	\$186,735.00	\$148,457.00	\$0.00	\$148,457.00

2022 TRIM Property Record Card (PRC)

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Property Record Card (PRC)

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2022

2021

2020

2019


2018

2017

2016

2015

2014

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OFFICIAL RECORDS

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA
CASE NO.: 90-17405-CA

DIVISION: G

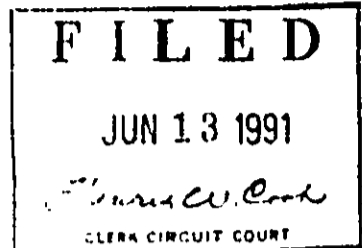
ERNEST D. HARDEN and
LINDA L. HARDEN, his wife,

Plaintiffs,

vs.

JOSEPH J. LOURCEY, JR. and
LYNN LOURCEY, his wife;
BARNETT RECOVERY CORPORATION,
a Florida corporation, f/k/a
State Wide Collection Corporation;
MAX E. MILEUR; JEANNE W. MILEUR;
ANTHONY LANE; IRENE LANE; DEBERRY
ELECTRIC COMPANY, INC., a Florida
corporation; and L. M. NEWKIRK, JR.,

Defendants.



CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action June 4, 1991, for the property described herein and that no objections have been filed to the sale within the time allowed for filing objections.

The following property in Duval County, Florida is described as:

Lot 350, Block L, OAK HARBOR, according to plat thereof recorded in Plat Book 31, pages 10, 10A and 10B of the current public records of Duval County, Florida.

was sold to ERNEST D. HARDEN and LINDA L. HARDEN, his wife, whose address is 5541 Arlington Road, Suite 1, Jacksonville, Florida 32211.

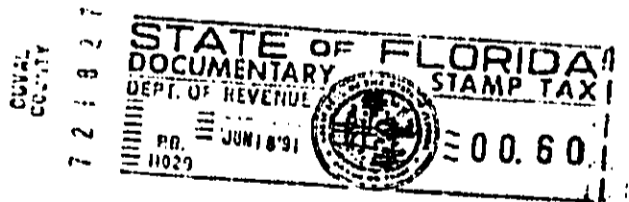
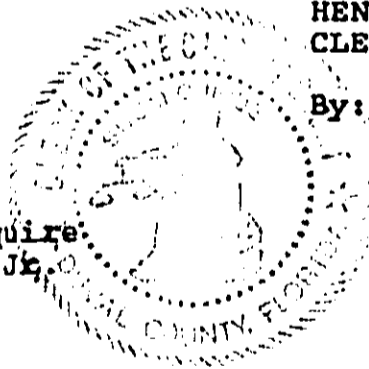
WITNESS my hand and the seal of this Court this 13th day of June, 1991.

HENRY W. COOK
CLERK OF CIRCUIT COURT

By: Joseph J. Lourcey, Jr.
Deputy Clerk

(SEAL)

Copies to:
Robert A. Ford, Esquire;
Joseph J. Lourcey, Jr.
Lynn Lourcey



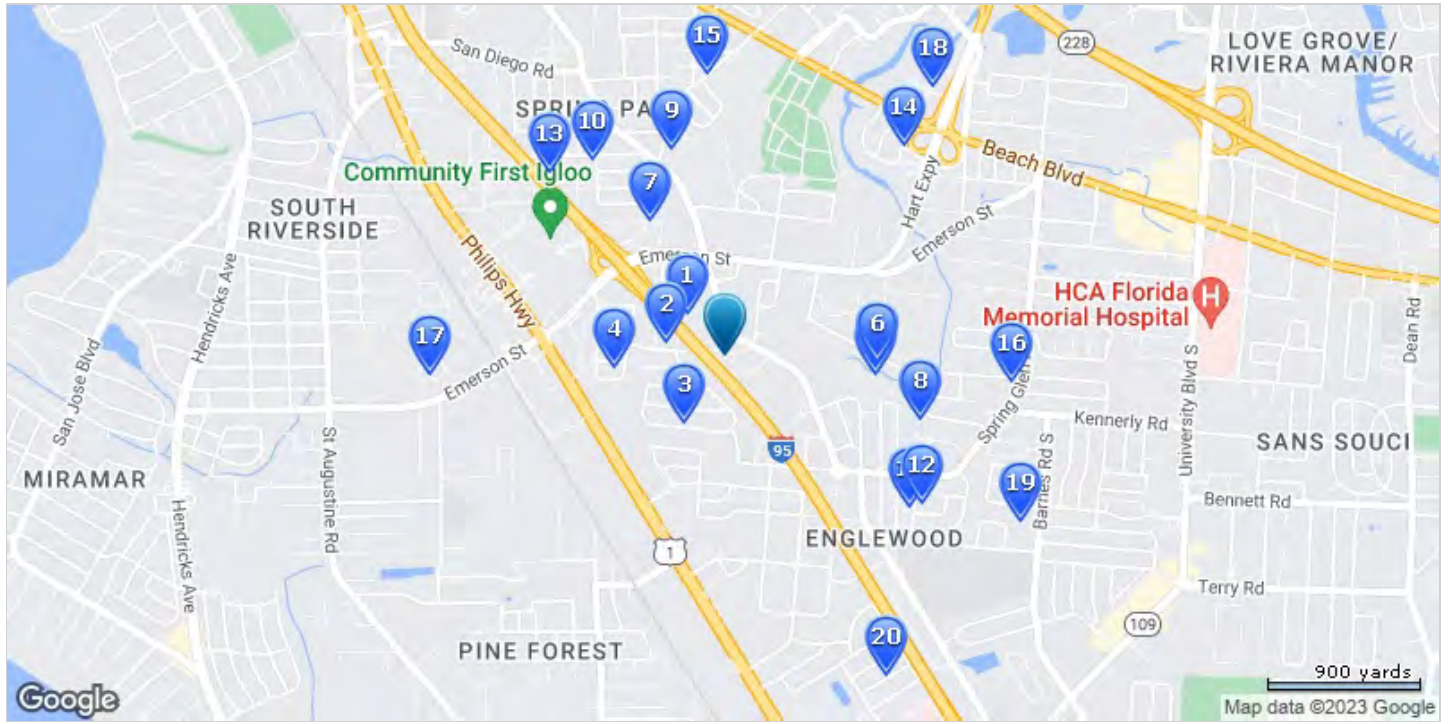


3835 Rosetree Dr., Jacksonville, FL 32207
Community First Igloo
Portfolio of 22 Homes



3835 Rosetree Dr., Jacksonville, FL 32207
3835 Rosetree Dr

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	7,001 - 9,471 Sq Ft
Living/Building Area	1,006 - 1,362 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$39,000	\$299,900	\$67,000	\$237,000	\$216,010
Price Per Sq Ft	\$32.94	\$244.07	\$51.26	\$201.48	\$181.72
Building Sq Ft	1,184	1,350	1,009	1,203	1,190
Bedrooms	2	3	2	3	3
Total Baths	2	2	1	1	1
Stories	1	2	1	1	1
Year Built	1950	1987	1942	1952	1955
Distance (miles)		1.03	0.16	0.68	0.62
Total Assessment	\$108,703	\$224,137	\$52,141	\$139,967	\$141,634
Total Market Value	\$108,703	\$224,137	\$52,141	\$139,967	\$141,634
Value Projected by Assessment	\$173,075				
Value Projected by Sq Ft	\$215,162				
RealAVM™ (1)	\$179,200	\$287,600	\$112,800	\$230,800	\$229,250





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	3835 Rosetree Dr	3623 Abby Ln	3749 Cactus Ln	3644 Mimosa Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	127441-0000	127405-0000	127421-0000	127588-0000
Sale Date	10/1986	12/16/2022	03/30/2023	05/18/2023
Sale Price	\$39,000	\$67,000	\$115,000	\$229,000
Price Per Sq Ft	\$32.94	\$51.26	\$104.17	\$216.45
Building Sq Ft	1,184	1,307	1,104	1,058
Main Area	800	875	824	962
Year Built	1950	1949	1950	1950
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	CRO	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	3
Bathrooms (Total)	2	1	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Plaster	Drywall	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Blk Stucco
Garage Type		Carport	Garage	Detached Garage
Pool				
Heat Type	Forced Air	Forced Air/Not Ducted	Forced Air	Forced Air
Cooling Type	Central	Wall/Window Unit	Central	Central
Lot Frontage	60		64	65
Lot Depth	142		135	115
Lot Acres	0.1891	0.1721	0.1983	0.173
Lot Sq Ft	8,236	7,497	8,640	7,537
Annual Tax	\$1,790	\$709	\$1,893	\$2,663
Distance (miles)		0.16	0.18	0.23




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	3835 Rosetree Dr	3427 Cork St	4526 Bedford Rd	4525 Bedford Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	127441-0000	126435-0000	127276-0020	127263-0000
Sale Date	10/1986	12/09/2022	05/15/2023	06/29/2023
Sale Price	\$39,000	\$249,000	\$193,900	\$252,000
Price Per Sq Ft	\$32.94	\$191.98	\$148.02	\$210.00
Building Sq Ft	1,184	1,297	1,310	1,200
Main Area	800	1,297	1,014	1,000
Year Built	1950	1952	1942	1952
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	2
Bathrooms (Total)	2	1	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Plaster
Exterior	Concrete Block	Concrete Block	Siding Sheathing	Concrete Blk Stucco
Garage Type		Carport		Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	60	75	60	91
Lot Depth	142	100	189	85
Lot Acres	0.1891	0.1799	0.2012	0.2003
Lot Sq Ft	8,236	7,835	8,763	8,725
Annual Tax	\$1,790	\$396	\$1,865	\$2,066
Distance (miles)		0.33	0.43	0.43

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	3835 Rosetree Dr	3390 Sheridan Rd	5102 Damascus Rd S	2707 Ripley Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	127441-0000	125757-0000	127323-0000	125791-0000
Sale Date	10/1986	05/02/2023	03/08/2023	12/06/2022
Sale Price	\$39,000	\$220,000	\$285,000	\$214,000
Price Per Sq Ft	\$32.94	\$208.33	\$227.45	\$210.42
Building Sq Ft	1,184	1,056	1,253	1,017
Main Area	800	800	1,253	777
Year Built	1950	1947	1987	1946
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	2
Bathrooms (Total)	2	1	2	1
Bathrooms (Full)	2	1	2	1
Bathrooms (Half)				
Interior Wall	Drywall	Plaster	Drywall	Plaster
Exterior	Concrete Block	Single Siding	Wood Siding	Asbestos Shingle
Garage Type			Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	60	63	75	65
Lot Depth	142	102	150	145
Lot Acres	0.1891	0.1615	0.2167	0.2171
Lot Sq Ft	8,236	7,034	9,440	9,455
Annual Tax	\$1,790	\$655	\$2,941	\$2,249
Distance (miles)		0.44	0.59	0.61

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	3835 Rosetree Dr	2730 Stanwood Ave	4228 Camellia Cir W	4221 Camellia Cir W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	127441-0000	125703-0000	126983-0000	127027-0000
Sale Date	10/1986	06/20/2023	11/14/2022	03/01/2023
Sale Price	\$39,000	\$273,000	\$245,000	\$290,000
Price Per Sq Ft	\$32.94	\$236.98	\$186.17	\$220.36
Building Sq Ft	1,184	1,152	1,316	1,316
Main Area	800	768	1,316	1,316
Year Built	1950	1947	1958	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	1	2	2
Bathrooms (Half)		1		
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Block	Asbestos Shingle	Concrete Block	Concrete Block
Garage Type		Garage	Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	60	65	75	75
Lot Depth	142	115	110	110
Lot Acres	0.1891	0.1718	0.205	0.1926
Lot Sq Ft	8,236	7,483	8,931	8,390
Annual Tax	\$1,790	\$2,068	\$1,048	\$3,529
Distance (miles)		0.68	0.69	0.71


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	3835 Rosetree Dr	2802 Glen Mawr Rd	2016 Taunton Rd	3741 Warwick St
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	127441-0000	125837-0000	135357-0000	136003-0000
Sale Date	10/1986	05/11/2023	06/09/2023	03/17/2023
Sale Price	\$39,000	\$257,500	\$108,000	\$207,900
Price Per Sq Ft	\$32.94	\$206.66	\$107.04	\$172.39
Building Sq Ft	1,184	1,246	1,009	1,206
Main Area	800	790	829	1,170
Year Built	1950	1953	1948	1945
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	2	3
Bathrooms (Total)	2	2	1	2
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)				
Interior Wall	Drywall	Plaster	Plaster	Drywall
Exterior	Concrete Block	Concrete Block	Shingle Siding	Aluminum/Vinyl
Garage Type		Carport		Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	60	90	75	90
Lot Depth	142	96	113	100
Lot Acres	0.1891	0.1982	0.1932	0.209
Lot Sq Ft	8,236	8,635	8,416	9,102
Annual Tax	\$1,790	\$729	\$2,270	\$2,239
Distance (miles)		0.73	0.79	0.81

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	3835 Rosetree Dr	5327 Bedford Rd	3653 Freeman Rd	5014 Welborn Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	127441-0000	127136-0020	126546-0000	134979-0000
Sale Date	10/1986	02/24/2023	12/01/2022	01/20/2023
Sale Price	\$39,000	\$265,000	\$132,000	\$170,000
Price Per Sq Ft	\$32.94	\$196.30	\$115.38	\$144.56
Building Sq Ft	1,184	1,350	1,144	1,176
Main Area	800	916	768	1,020
Year Built	1950	1986	1951	1954
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	CRO
Stories	1	2	1	1
Bedrooms	2	3	2	3
Bathrooms (Total)	2	2	1	1
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Plaster	Drywall
Exterior	Concrete Block	Siding Sheathing	Concrete Block	Frame/Stucco
Garage Type		Garage		
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air/Not Ducted
Cooling Type	Central	Central	Central	None
Lot Frontage	60	75	60	
Lot Depth	142	134	125	
Lot Acres	0.1891	0.2026	0.1819	0.1969
Lot Sq Ft	8,236	8,824	7,923	8,575
Annual Tax	\$1,790	\$1,382	\$1,793	\$1,100
Distance (miles)		0.82	0.85	0.97

	Subject Property	Comparable 19	Comparable 20
			
Address	3835 Rosetree Dr	5448 Lori Dr S	4826 Southland Dr
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207
County	Duval	Duval	Duval
PID	127441-0000	137210-0000	153359-0000
Sale Date	10/1986	12/20/2022	06/06/2023
Sale Price	\$39,000	\$299,900	\$247,000
Price Per Sq Ft	\$32.94	\$236.51	\$244.07
Building Sq Ft	1,184	1,268	1,012
Main Area	800	1,268	1,012
Year Built	1950	1959	1958
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	2	3	3
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	2	1
Bathrooms (Half)			1
Interior Wall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block
Garage Type			Carpport
Pool		Pool	
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	60	80	75
Lot Depth	142	95	110
Lot Acres	0.1891	0.2088	0.1874
Lot Sq Ft	8,236	9,094	8,165
Annual Tax	\$1,790	\$2,244	\$763
Distance (miles)		0.97	1.03

3835 Rosetree Dr, Jacksonville, FL 32207-5723, Duval County

APN: 127441-0000 CLIP: 3439994600

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	\$39,000	10/1986
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,184	8,236	1950	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Spring Park Manor	School District	Duval County SD
Section	32	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	3161012-3161012
Property Zip	32207	Zoning	RLD-60
Property Zip+4	5723	Taxing Authority	General Services
Property Carrier Route	C014	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	161.01	Flood Zone Date	11/02/2018
Census Block Group	1	Flood Zone Panel	12031C0386J
Map 1	4302		

TAX INFORMATION			
PID	127441-0000	Block #	1
Parcel ID	1274410000	Lot #	6
% Improved	64%	Legal Unit #	GS
Tax Area	GS		
Legal Description	21-61 32-2S-27E SPRING PARK MA NOR UNIT 8 LOT 6 BLK 1		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$108,703	\$80,279	\$70,320
Market Value - Land	\$39,390	\$24,240	\$21,210
Market Value - Improved	\$69,313	\$56,039	\$49,110
Assessed Value - Total	\$85,087	\$77,352	\$70,320
Assessed Value - Land			\$21,210
Assessed Value - Improved			\$49,110
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$7,735	\$7,032	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,450		
2021	\$1,583	\$133	9.14%
2022	\$1,790	\$208	13.13%

CHARACTERISTICS			
Lot Frontage	60	Total Baths	2
Lot Depth	142	Full Baths	2
Lot Acres	0.1891	Cooling Type	Central
Lot Sq Ft	8,236	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Roof Material	Asphalt
Building Type	Single Family	Roof Shape	Gable/Hip
Building Sq Ft	1,184	Interior Wall	Drywall
Gross Area	1,184	Exterior	Concrete Block
Total Bldg Sq Ft	1,205	Floor Cover	Vinyl/Cork Tile

Stories	1	Year Built	1950
Quality	Average	Effective Year Built	1950
Bedrooms	2		

FEATURES	
Building Description	Building Size
Finished Open Porch	96
Unfinished Storage	75
Addition	384
Base Area	800

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:12
Sell Score	613		

ESTIMATED VALUE			
RealAVM™	\$179,200	Confidence Score	42
RealAVM™ Range	\$126,700 - \$231,800	Forecast Standard Deviation	29
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	10/1986	Deed Type	Warranty Deed
Sale Price	\$39,000	Owner Name	Harden Ernest D
Price Per Square Feet	\$32.94	Owner Name 2	Harden Linda L
Document Number	6208-1722	Seller	Jb S MI Inc

Sale/Settlement Date	10/1986	05/31/1985
Sale Price	\$39,000	
Buyer Name	Harden Ernest D & L	
Seller Name	Jb S MI Inc	
Document Number	6208-1722	5965-186
Document Type	Warranty Deed	Quit Claim Deed

MORTGAGE HISTORY	
Mortgage Amount	\$34,254
Mortgage Lender	Cityfed Mtg
Mortgage Code	Fha

PROPERTY MAP



*Lot Dimensions are Estimated

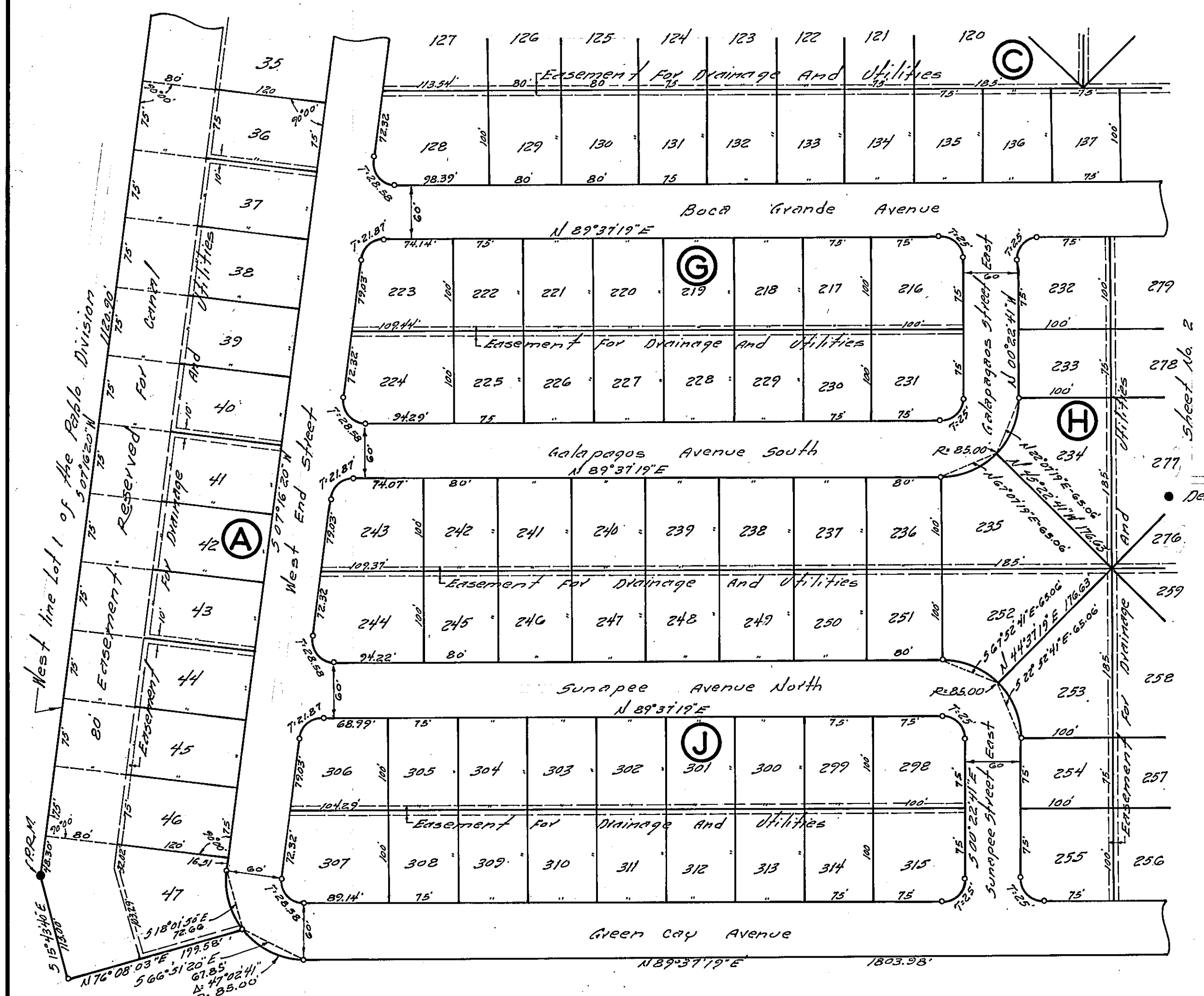
APPROVED
DATE 2-6-61
BY: *J. H. Blount*
COUNTY ENGINEER
Henry Blount
COUNTY ATTORNEY

sheet No 3

R S D

OAK HARBOR

IN
SECTION 37 T2S R29E
DUVAL COUNTY, FLORIDA



Note:
All radii not shown are 25.00 feet.
Building restrictions and building set-back lines are 25.00 feet from street lines.

Graphic scale
Scale 1"=100'
● Denotes Concrete Monument (PRM)

Description
A parcel of land in the Pablo Division of the Dewees Grant, section 37, township 2 south, Range 29 East, more particularly described as follows; For a point of reference commence at a concrete monument at the southeast corner of aforesaid Pablo Division; Thence run N 02°45'40" W along the East Line of Lot 1 of aforesaid Pablo Division a distance of 330.00 feet to the Point of Beginning; Thence continue N 02°45'40" W along the East Line of said Lot 1 a distance of 990.00 feet; Thence run N 03°58'00" W a distance of 150.00 feet; Thence run N 87°10'10" W a distance of 388.84 feet; Thence run N 02°31'40" W a distance of 735.33 feet; Thence run N 02°08'40" W a distance of 394.76 feet to the Southwest Right of Way Line of State Road No. 9-1-A as now located; Thence run N 49°04'00" W along said State Road Right of Way Line a distance of 155.51 feet to the North Line of Lot 1 of aforesaid Pablo Division; Thence run S 89°37'19" W along the North Line of said Lot 1 a distance of 1725.13 feet; Thence run N 67°32'40" W a distance of 321.03 feet to the Northwest corner of said Lot 1; Thence run S 08°45'46" E along the Westerly Line of said Lot 1 a distance of 940.51 feet; Thence run S 07°16'20" W along the Westerly Line of said Lot 1 a distance of 1120.90 feet; Thence run S 15°43'40" E along the Westerly Line of said Lot 1 a distance of 1150.00 feet; Thence run N 76°08'03" E a distance of 199.52 feet; Thence run with a curve concave Northeastly, said curve having a Radius of 25.00 feet, a central angle of 47°02'41", and a chord bearing and distance of S 66°51'20" E, 0.285 feet; Thence run N 89°37'19" E a distance of 1803.98 feet; Thence run with a curve concave Southwestly, said curve having a radius of 25.00 feet, a central angle of 88°14'01", and a chord bearing and distance of S 46°24'40" E, 34.80 feet; Thence run S 02°08'44" E a distance of 330.90 feet; Thence run S 87°13'40" E a distance of 525.03 feet to the Point of Beginning.

Adoption and Dedication
This is to certify that Republic Industries Corporation, a corporation under the laws of the State of Florida is the lawful owner of the lands described in the caption hereon and that it has caused the same to be surveyed and subdivided and this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands, and all streets, avenues, rights of way and easements for drainage and utilities shown on said plat are hereby irrevocably and without reservations dedicated to the county of Duval and its successors.
In witness whereof, Republic Industries Corporation has caused these presents to be signed by its President and Secretary, respectively, by and with authority of its Board of Directors, in its name and with its corporate seal affixed this 27th day of January, A.D. 1961.
Signed and sealed in the presence of:
Ph. Habeditt Witness
Margaret Albright Witness

Notary Public State of Florida
I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, *Hugh G. Edwards* and *James F. Womeldorf, Jr.* respectively, President and Secretary of Republic Industries Corporation, a corporation under the laws of the State of Florida to me well known to be persons described in and who executed the foregoing dedication and who severally acknowledged before me that they executed the same freely and voluntarily as such officers for the uses and purposes herein expressed, and that they affixed hereto the official seal of said corporation. Witness my signature and official seal at Tallahassee in the County of Alachua and State of Florida this 27th day of January, A.D. 1961.
Margaret Albright Notary Public State of Florida at Large. My Commission Expires *Jan 15, 1962*

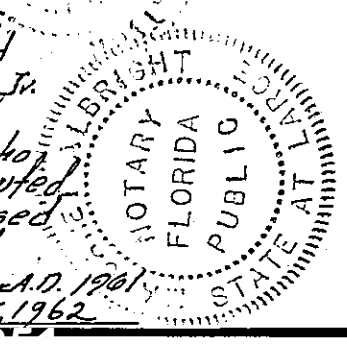
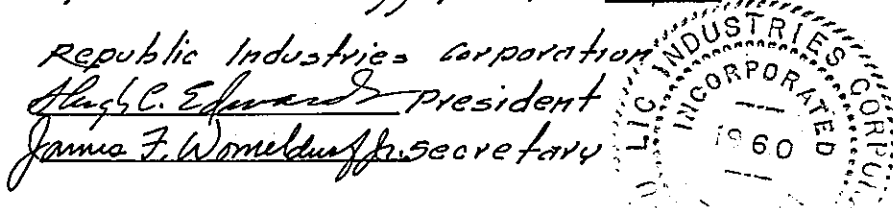
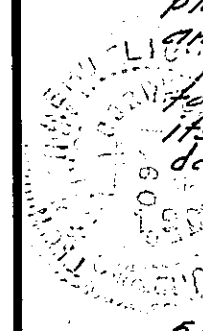
Commissioner's approval
Examined and approved this 4th day of FEBRUARY A.D. 1961 by the Board of County Commissioners of Duval County, Florida.
S. Margery Slaughter Clerk
Gene Messick Chairman
Perley M. Smith Deputy Clerk

Clerk's approval
This is to certify that this plat has been examined and that it complies in form with Chapter 16, 1925 Laws of Florida of 1925 and is filed for record and recorded in Plat Book 31, Pages 10, 10A, 10B, the Public Records of Duval County, Florida this 10th day of February, A.D. 1961.

Deputy Clerk
S. Margery Slaughter Clerk
Robert E. Forbes Deputy Clerk

Surveyor's certificate
This is to certify that the above plat is a correct representation of the lands surveyed and plotted and described in the caption above and that permanent Reference Monuments have been placed according to the laws of the State of Florida and that all the Duval County zoning rules and regulations have been complied with.
Signed this 27th day of JANUARY A.D. 1961

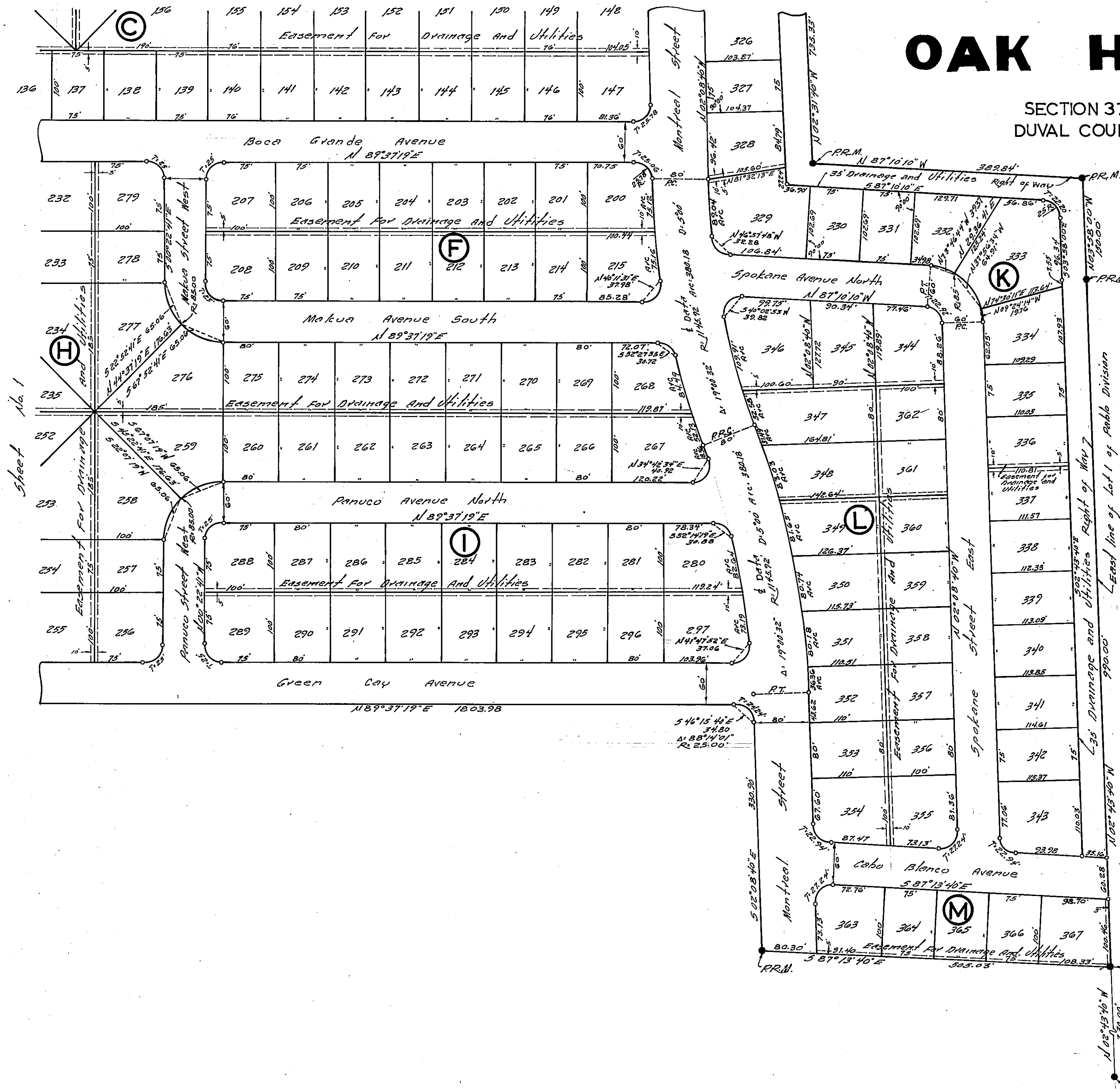
James H. Allen
Registered Surveyor cert No 940



Sheet No 3

OAK HARBOR

IN
SECTION 37-T.2S-R.29E.
DUVAL COUNTY, FLORIDA



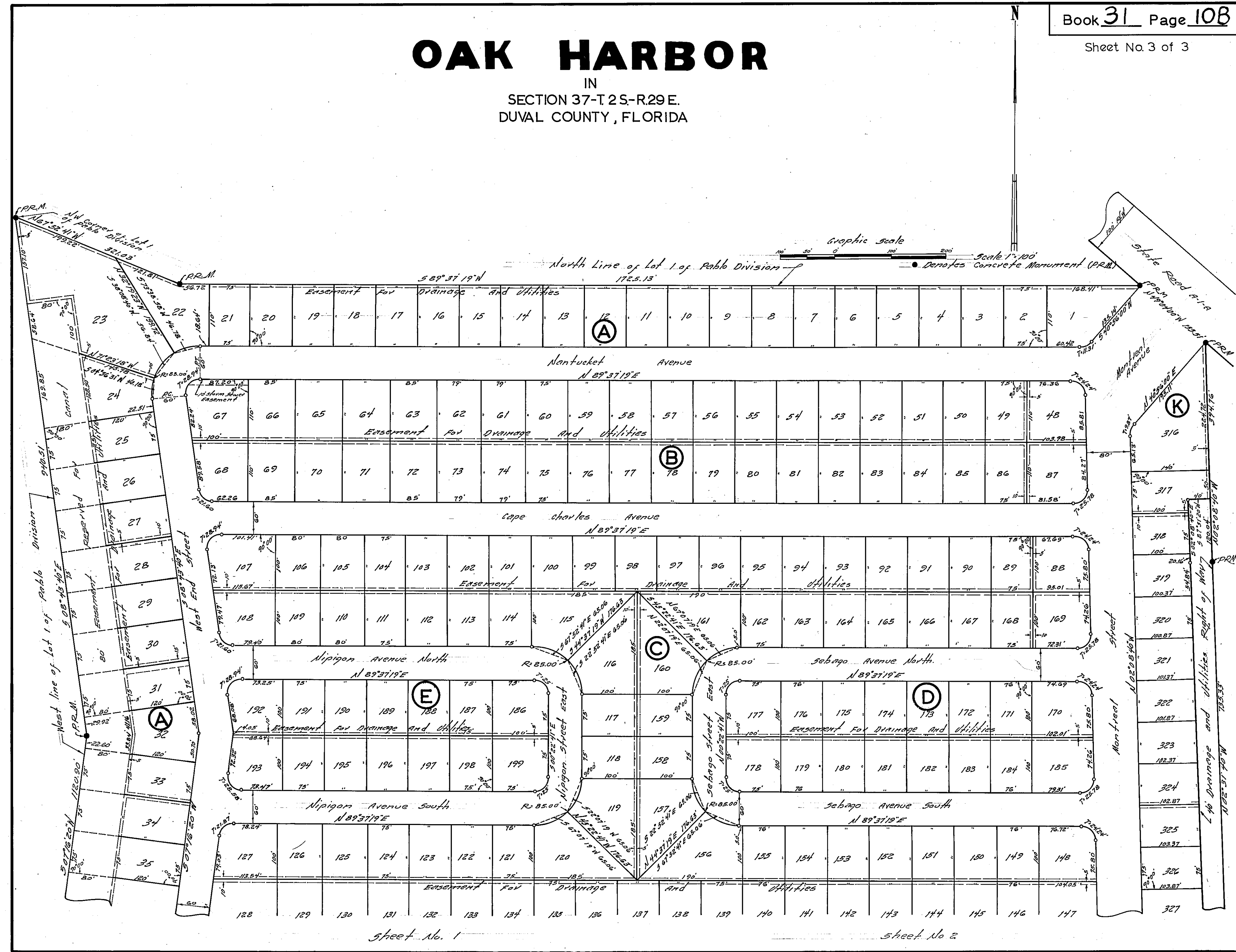
Scale 1" = 100'
 • Denotes Concrete Monument (PRM)
 Graphic scale



Reference Point for
 515 Corporation in
 Plat 57-T.2S-R.29E
 502.00' N
 502.00' E
 502.00' W
 502.00' S

OAK HARBOR

IN
SECTION 37-T 2 S-R.29 E.
DUVAL COUNTY, FLORIDA



OFFICIAL RECORDS

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA
CASE NO.: 90-17405-CA

DIVISION: G

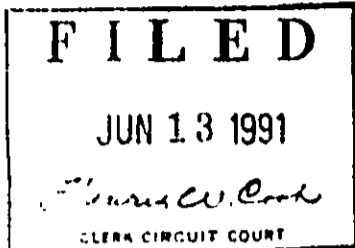
ERNEST D. HARDEN and
LINDA L. HARDEN, his wife,

Plaintiffs,

vs.

JOSEPH J. LOURCEY, JR. and
LYNN LOURCEY, his wife;
BARNETT RECOVERY CORPORATION,
a Florida corporation, f/k/a
State Wide Collection Corporation;
MAX E. MILEUR; JEANNE W. MILEUR;
ANTHONY LANE; IRENE LANE; DEBERRY
ELECTRIC COMPANY, INC., a Florida
corporation; and L. M. NEWKIRK, JR.,

Defendants.



CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action June 4, 1991, for the property described herein and that no objections have been filed to the sale within the time allowed for filing objections.

The following property in Duval County, Florida is described as:

Lot 350, Block L, OAK HARBOR, according to plat thereof recorded in Plat Book 31, pages 10, 10A and 10B of the current public records of Duval County, Florida.

was sold to ERNEST D. HARDEN and LINDA L. HARDEN, his wife, whose address is 5541 Arlington Road, Suite 1, Jacksonville, Florida 32211.

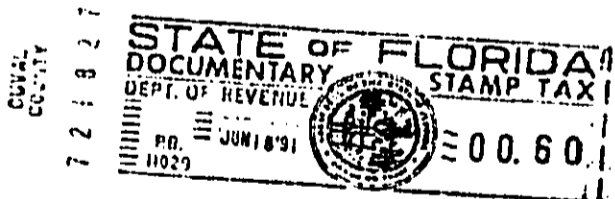
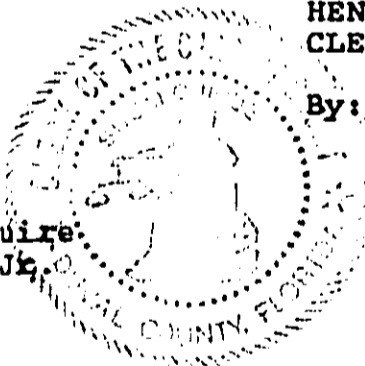
WITNESS my hand and the seal of this Court this 13th day of June, 1991.

HENRY W. COOK
CLERK OF CIRCUIT COURT

By: Joseph J. Lourcey, Jr.
Deputy Clerk

(SEAL)

Copies to:
Robert A. Ford, Esquire;
Joseph J. Lourcey, Jr.
Lynn Lourcey

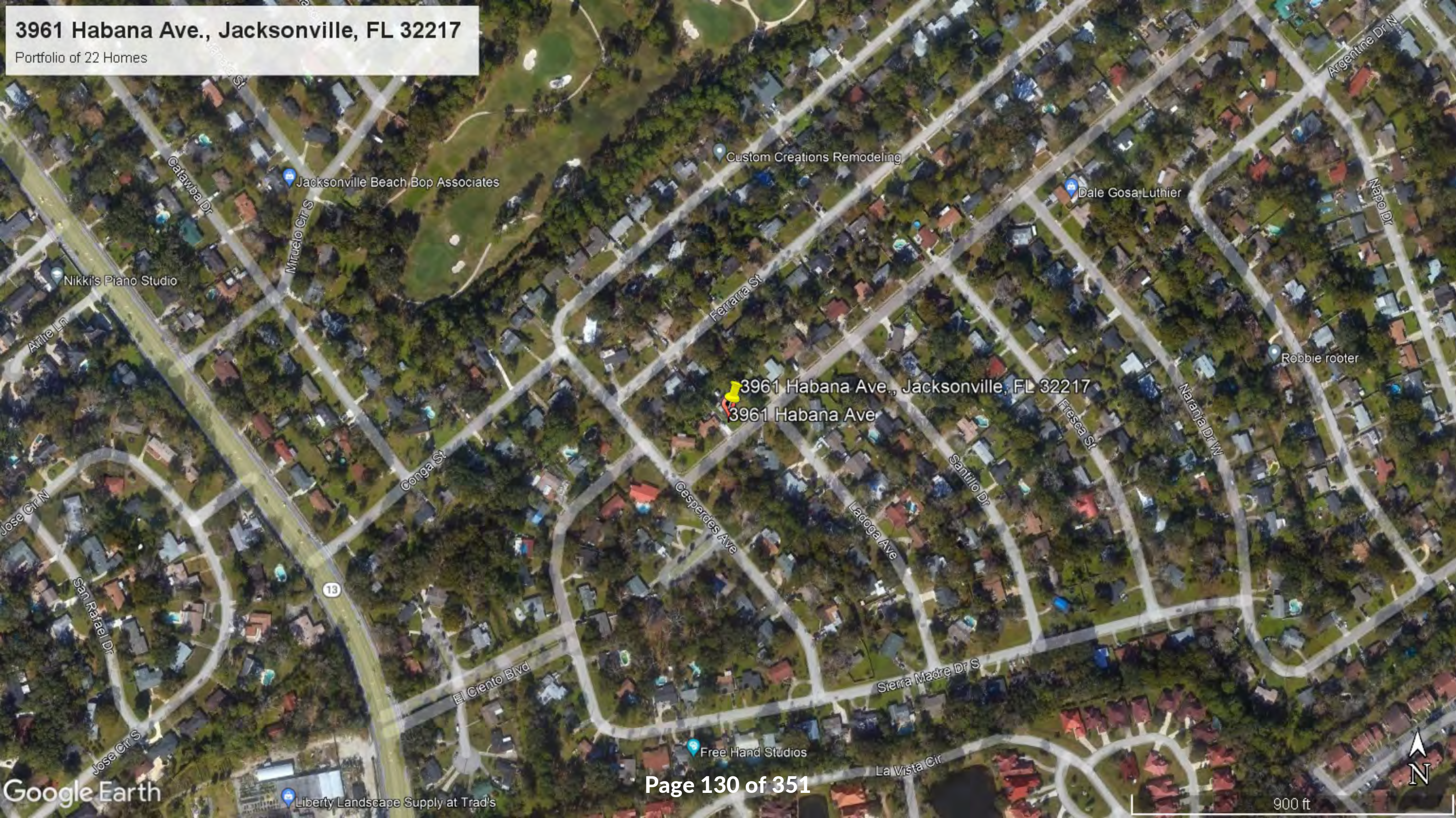


3961 Habana Ave., Jacksonville, FL 32217

Portfolio of 22 Homes

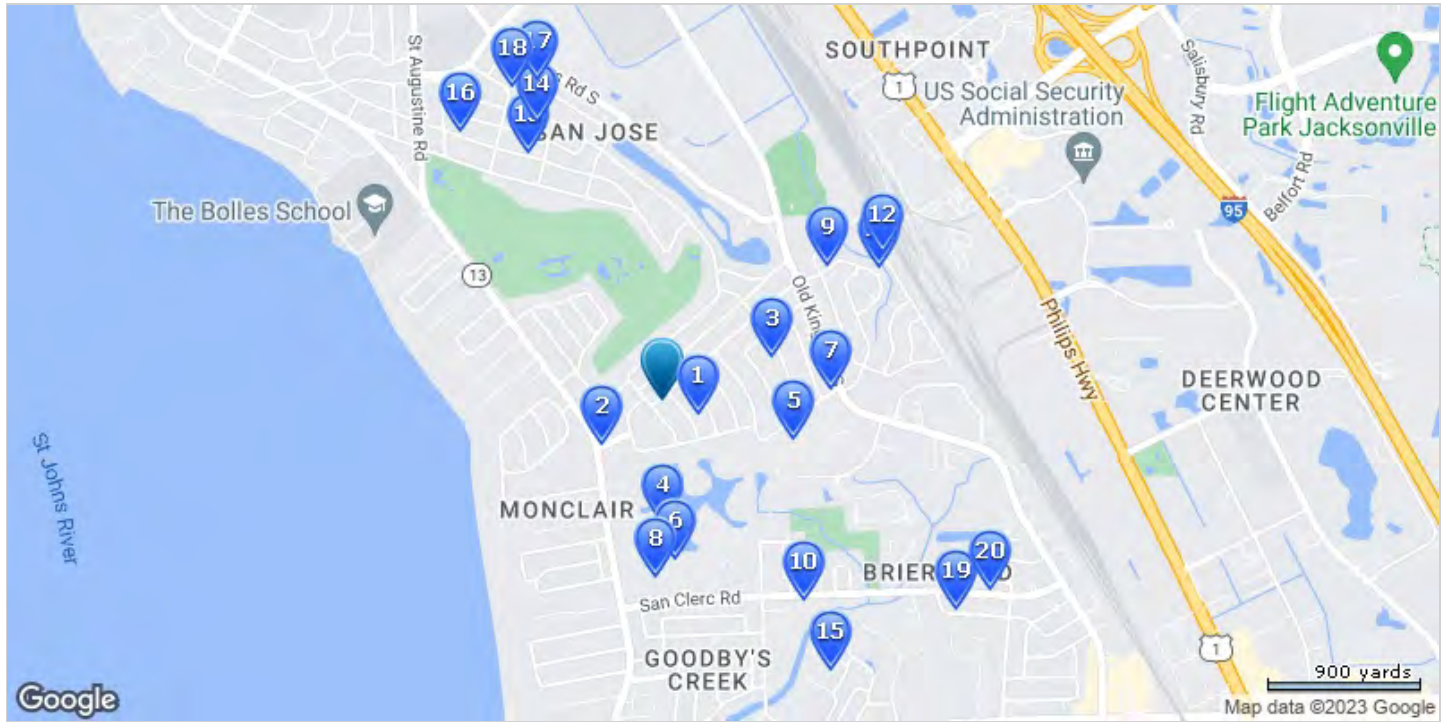


3961 Habana Ave., Jacksonville, FL 32217
Portfolio of 22 Homes



3961 Habana Ave., Jacksonville, FL 32217
3961 Habana Ave

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	8,266 - 11,184 Sq Ft
Living/Building Area	1,244 - 1,684 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$47,500	\$688,100	\$125,000	\$287,000	\$289,275
Price Per Sq Ft	\$32.45	\$443.08	\$91.37	\$198.78	\$197.19
Building Sq Ft	1,464	1,648	1,250	1,466	1,459
Bedrooms	3	4	2	3	3
Total Baths	2	2	2	2	2
Stories	1	1	1	1	1
Year Built	1959	1989	1955	1963	1968
Distance (miles)		1.09	0.11	0.72	0.67
Total Assessment	\$196,921	\$299,020	\$167,147	\$215,799	\$222,059
Total Market Value	\$196,921	\$299,020	\$167,147	\$215,799	\$222,059
Value Projected by Assessment	\$256,661				
Value Projected by Sq Ft	\$288,683				
RealAVM™ (1)	\$265,200	\$422,700	\$220,500	\$301,500	\$307,405





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	3961 Habana Ave	8050 Santillo Dr	8128 Ciento Ct	7824 Napo Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32217	32217
County	Duval	Duval	Duval	Duval
PID	151883-0000	151976-0000	151888-0000	152117-0000
Sale Date	09/1988	03/23/2023	11/15/2022	12/30/2022
Sale Price	\$47,500	\$184,500	\$269,900	\$300,000
Price Per Sq Ft	\$32.45	\$131.50	\$204.47	\$201.48
Building Sq Ft	1,464	1,403	1,320	1,489
Main Area	1,464	1,403	1,176	1,439
Year Built	1959	1959	1962	1961
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-70	RLD-70	RLD-70	RLD-70
Stories	1	1	1	1
Bedrooms	3	3	3	4
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)			1	
Interior Wall	Drywall	Plaster	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Carport	Carport	Carport
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	78		79
Lot Depth	120	120		128
Lot Acres	0.2233	0.2223	0.2322	0.2237
Lot Sq Ft	9,725	9,683	10,113	9,743
Annual Tax	\$3,135	\$3,178	\$731	\$936
Distance (miles)		0.11	0.22	0.34




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	3961 Habana Ave	4039 Corrientes Ct E	4402 Naranja Dr S	4076 Corrientes Ct S
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32217	32217
County	Duval	Duval	Duval	Duval
PID	151883-0000	151700-5018	151958-0000	151700-5061
Sale Date	09/1988	06/21/2023	02/24/2023	12/06/2022
Sale Price	\$47,500	\$420,100	\$315,000	\$125,000
Price Per Sq Ft	\$32.45	\$262.23	\$230.94	\$91.37
Building Sq Ft	1,464	1,602	1,364	1,368
Main Area	1,464	1,602	1,364	1,368
Year Built	1959	1984	1962	1984
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-70	PUD	RLD-70	PUD
Stories	1	1	1	1
Bedrooms	3	2	3	2
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Frame/Stucco	Concrete Block	Frame/Stucco
Garage Type	Carport	Garage	Carport	Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	70	75	95
Lot Depth	120	160	120	130
Lot Acres	0.2233	0.2521	0.1976	0.256
Lot Sq Ft	9,725	10,982	8,606	11,153
Annual Tax	\$3,135	\$5,286	\$3,023	\$4,369
Distance (miles)		0.35	0.39	0.46

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	3961 Habana Ave	7948 Old Kings Rd S	4539 Corrientes Cir S	4552 Prayer Dr N
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32217	32217
County	Duval	Duval	Duval	Duval
PID	151883-0000	152206-0000	151700-5338	152418-0000
Sale Date	09/1988	11/01/2022	07/05/2023	04/21/2023
Sale Price	\$47,500	\$133,900	\$430,000	\$180,000
Price Per Sq Ft	\$32.45	\$91.84	\$280.13	\$134.33
Building Sq Ft	1,464	1,458	1,535	1,340
Main Area	1,464	1,458	1,535	1,340
Year Built	1959	1970	1985	1974
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-70	RLD-70	PUD	RLD-70
Stories	1	1	1	1
Bedrooms	3	3	2	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Frame/Stucco	Concrete Blk Stucco
Garage Type	Carport	Garage	Garage	Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	80	65	75
Lot Depth	120	133	140	120
Lot Acres	0.2233	0.2285	0.2497	0.2064
Lot Sq Ft	9,725	9,955	10,875	8,992
Annual Tax	\$3,135	\$3,246	\$4,479	\$3,215
Distance (miles)		0.49	0.51	0.62

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	3961 Habana Ave	4411 San Clerc Rd	7684 Prayer Dr E	7655 Prayer Dr E
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32217	32217
County	Duval	Duval	Duval	Duval
PID	151883-0000	148199-0000	152510-0000	152341-0000
Sale Date	09/1988	03/16/2023	04/14/2023	02/10/2023
Sale Price	\$47,500	\$350,000	\$275,000	\$275,000
Price Per Sq Ft	\$32.45	\$243.06	\$220.00	\$209.76
Building Sq Ft	1,464	1,440	1,250	1,311
Main Area	1,464	1,440	950	1,095
Year Built	1959	1964	1975	1975
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-70	RLD-80	RLD-70	RLD-70
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Brick	Concrete Blk Stucco	Concrete Block
Garage Type	Carport	Garage		Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	92	76	75
Lot Depth	120	95	119	115
Lot Acres	0.2233	0.1912	0.2103	0.198
Lot Sq Ft	9,725	8,327	9,160	8,625
Annual Tax	\$3,135	\$3,584	\$2,822	\$1,134
Distance (miles)		0.70	0.73	0.76


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	3961 Habana Ave	3738 Coronado Rd	3737 Marianna Rd	4484 Barnaby Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32217	32217
County	Duval	Duval	Duval	Duval
PID	151883-0000	150704-0000	150635-0000	148229-0185
Sale Date	09/1988	01/31/2023	12/09/2022	06/08/2023
Sale Price	\$47,500	\$300,000	\$305,000	\$688,100
Price Per Sq Ft	\$32.45	\$196.08	\$186.43	\$443.08
Building Sq Ft	1,464	1,530	1,636	1,553
Main Area	1,464	1,458	1,146	1,553
Year Built	1959	1956	1957	1989
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-70	RLD-70	RLD-70	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Plaster	Plaster	Drywall
Exterior	Concrete Block	Brick	Concrete Block	Siding Sheathing
Garage Type	Carport	Carport	Carport	Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	75	80	65
Lot Depth	120	120	115	100
Lot Acres	0.2233	0.2115	0.2161	0.1905
Lot Sq Ft	9,725	9,212	9,414	8,298
Annual Tax	\$3,135	\$2,972	\$3,929	\$4,894
Distance (miles)		0.81	0.88	0.91

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	3961 Habana Ave	3626 Coronado Rd	7204 Old Kings Rd S	3652 Pizarro Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32217	32217
County	Duval	Duval	Duval	Duval
PID	151883-0000	150689-0000	150532-0000	150599-0000
Sale Date	09/1988	11/23/2022	01/17/2023	05/24/2023
Sale Price	\$47,500	\$160,000	\$225,000	\$200,000
Price Per Sq Ft	\$32.45	\$99.94	\$163.99	\$135.69
Building Sq Ft	1,464	1,601	1,372	1,474
Main Area	1,464	1,391	1,240	1,284
Year Built	1959	1955	1961	1955
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-70	RLD-70	RLD-70	RLD-70
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	1
Bathrooms (Half)				1
Interior Wall	Drywall	Plaster	Drywall	Drywall
Exterior	Concrete Block	Brick	Concrete Block	Concrete Blk Stucco
Garage Type	Carport	Garage		Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	80	80	80	80
Lot Depth	120	133	105	110
Lot Acres	0.2233	0.2498	0.207	0.217
Lot Sq Ft	9,725	10,882	9,017	9,451
Annual Tax	\$3,135	\$3,671	\$3,191	\$1,271
Distance (miles)		0.97	0.99	1.00

	Subject Property	Comparable 19	Comparable 20
			
Address	3961 Habana Ave	4832 San Clerc Rd	4934 Philrose Dr
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32217
County	Duval	Duval	Duval
PID	151883-0000	148302-0000	148371-0000
Sale Date	09/1988	06/30/2023	03/31/2023
Sale Price	\$47,500	\$350,000	\$299,000
Price Per Sq Ft	\$32.45	\$236.01	\$181.43
Building Sq Ft	1,464	1,483	1,648
Main Area	1,464	1,483	1,648
Year Built	1959	1962	1967
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-70	RLD-80	RLD-80
Stories	1	1	1
Bedrooms	3	3	4
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	2	2
Bathrooms (Half)			
Interior Wall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Brick	Brick
Garage Type	Carport	Garage	Garage
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	80	85	100
Lot Depth	120	115	112
Lot Acres	0.2233	0.2303	0.2461
Lot Sq Ft	9,725	10,032	10,719
Annual Tax	\$3,135	\$3,598	\$1,777
Distance (miles)		1.03	1.09

3961 Habana Ave, Jacksonville, FL 32217-4034, Duval County

APN: 151883-0000 CLIP: 2448466273

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$47,500	09/1988
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,464	9,725	1959	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Husband/Wife
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION			
Subdivision	San Jose Manor	School District	Duval County SD
Section	45	High School District/School Name	1200480
Township	03S	Elementary School District	1200480
Range	27E	Neighborhood Code	3166042-3166042
Property Zip	32217	Zoning	RLD-70
Property Zip+4	4034	Taxing Authority	General Services
Property Carrier Route	C035	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	166.04	Flood Zone Date	11/02/2018
Census Block Group	3	Flood Zone Panel	12031C0551J
Map 1	4451		

TAX INFORMATION			
PID	151883-0000	Block #	8
Parcel ID	1518830000	Lot #	46
% Improved	52%	Legal Unit #	GS
Tax Area	GS		
Legal Description	28-3 45-3S-27E SAN JOSE MANOR UNIT 1 LOT 46 BLK 8		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$196,921	\$145,124	\$134,200
Market Value - Land	\$95,000	\$55,000	\$55,000
Market Value - Improved	\$101,921	\$90,124	\$79,200
Assessed Value - Total	\$159,636	\$145,124	\$134,200
Assessed Value - Land		\$55,000	\$55,000
Assessed Value - Improved		\$90,124	\$79,200
YOY Assessed Change (%)	10%	8.14%	
YOY Assessed Change (\$)	\$14,512	\$10,924	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,575		
2021	\$2,752	\$177	6.87%
2022	\$3,135	\$383	13.93%

CHARACTERISTICS			
Lot Frontage	80	Total Baths	2
Lot Depth	120	Full Baths	2
Lot Acres	0.2233	Cooling Type	Central
Lot Sq Ft	9,725	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Roll Composition
Building Sq Ft	1,464	Roof Shape	Gable/Hip
Gross Area	1,464	Interior Wall	Drywall
Total Bldg Sq Ft	1,627	Exterior	Concrete Block

Stories	1	Floor Cover	Vinyl/Cork Tile
Quality	Average	Year Built	1959
Bedrooms	3	Effective Year Built	1970

FEATURES	
Building Description	Building Size
Finished Open Porch	300
Base Area	1,464
Finished Open Porch	60
Unfinished Carport	273

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:13
Sell Score	613		

ESTIMATED VALUE			
RealAVM™	\$265,200	Confidence Score	67
RealAVM™ Range	\$234,300 - \$296,000	Forecast Standard Deviation	12
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

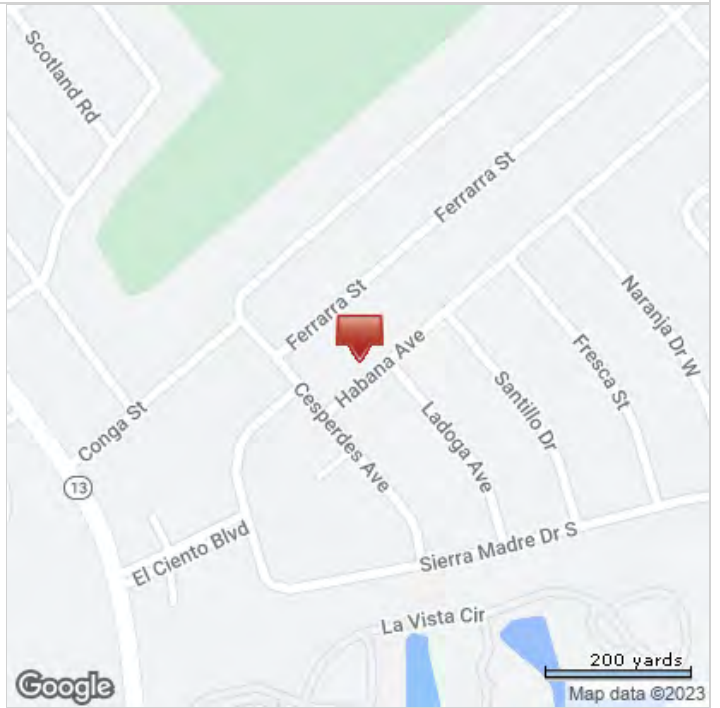
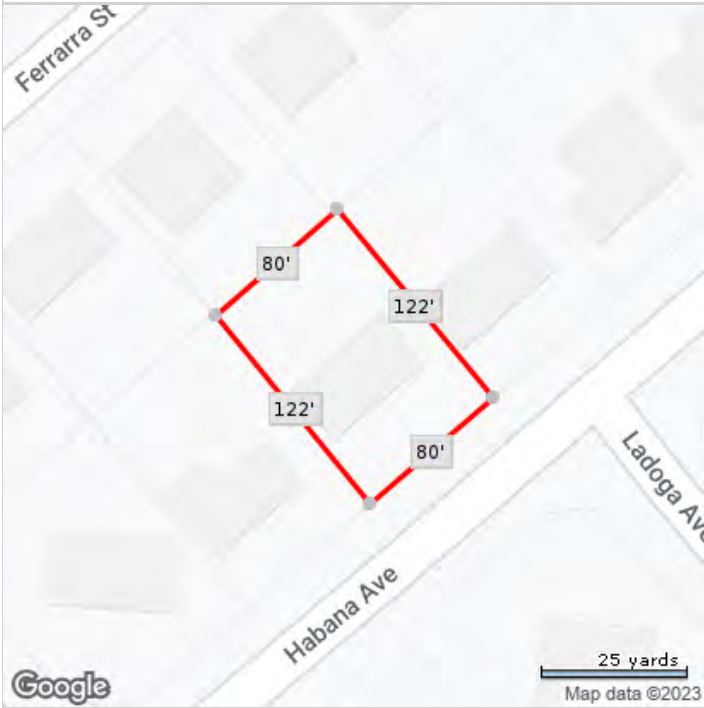
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	09/1988	Deed Type	Warranty Deed
Sale Price	\$47,500	Owner Name	Harden Ernest D
Price Per Square Feet	\$32.45	Owner Name 2	Harden Linda L
Document Number	6581-2032	Seller	Hancock Deborah C


Sale/Settlement Date	09/1988	01/12/1981
Sale Price	\$47,500	\$112
Nominal		Y
Buyer Name	Harden Ernest D & L	
Seller Name	Hancock Deborah C	
Document Number	6581-2032	5462-783
Document Type	Warranty Deed	Quit Claim Deed

MORTGAGE HISTORY		
Mortgage Date	01/24/2004	
Mortgage Amount	\$80,000	\$36,950
Mortgage Lender	Argent Mtg Co LLC	Independence One Mtg Corp
Mortgage Code	Conventional	Fha

PROPERTY MAP



*Lot Dimensions are Estimated

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 3961 HABANA AVE
 Jacksonville FL 32217

Official Record Book/Page
 03990-00160

Tile #
 7520

3961 HABANA AVE

Property Detail

RE #	151883-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02816 SAN JOSE MANOR UNIT 01
Total Area	9725

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$101,921.00	\$112,076.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$95,000.00	\$95,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$196,921.00	\$207,076.00
Assessed Value	\$159,636.00	\$175,599.00
Cap Diff/Portability Amt	\$37,285.00 / \$0.00	\$31,477.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$159,636.00	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
03990-00160	8/22/1975	\$33,000.00	WD - Warranty Deed	Unqualified	Improved
05462-00783	1/12/1981	\$112.00	QC - Quit Claim	Unqualified	Improved
06581-02032	9/16/1988	\$47,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-70	80.00	120.00	Common	1.00	Lot	\$95,000.00

Legal

LN	Legal Description
1	28-3 45-3S-27E
2	SAN JOSE MANOR UNIT 1
3	LOT 46 BLK 8

Buildings 

Building 1

Building 1 Site Address
 3961 HABANA AVE Unit
 Jacksonville FL 32217

Building Type	0101 - SFR 1 STORY
Year Built	1959
Building Value	\$112,076.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	300	0	90
Base Area	1464	1464	1464
Finished Open Porch	60	0	18
Unfinished Carport	273	0	55
Total	2097	1464	1627

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2022 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	\$159,636.00	\$0.00	\$159,636.00	\$1,660.49	\$1,806.58	\$1,656.40
Public Schools: By State Law	\$196,921.00	\$0.00	\$196,921.00	\$516.64	\$637.24	\$616.48
By Local Board	\$196,921.00	\$0.00	\$196,921.00	\$326.24	\$442.68	\$389.29
FL Inland Navigation Dist.	\$159,636.00	\$0.00	\$159,636.00	\$4.64	\$5.11	\$4.58
Water Mgmt Dist. SJRWMD	\$159,636.00	\$0.00	\$159,636.00	\$31.77	\$31.51	\$31.51
			Totals	\$2,539.78	\$2,923.12	\$2,698.26
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$145,124.00	\$145,124.00	\$0.00	\$145,124.00		
Current Year	\$196,921.00	\$159,636.00	\$0.00	\$159,636.00		

2022 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.

2022

2021

2020

2019


2018

2017

2016

2015

2014

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

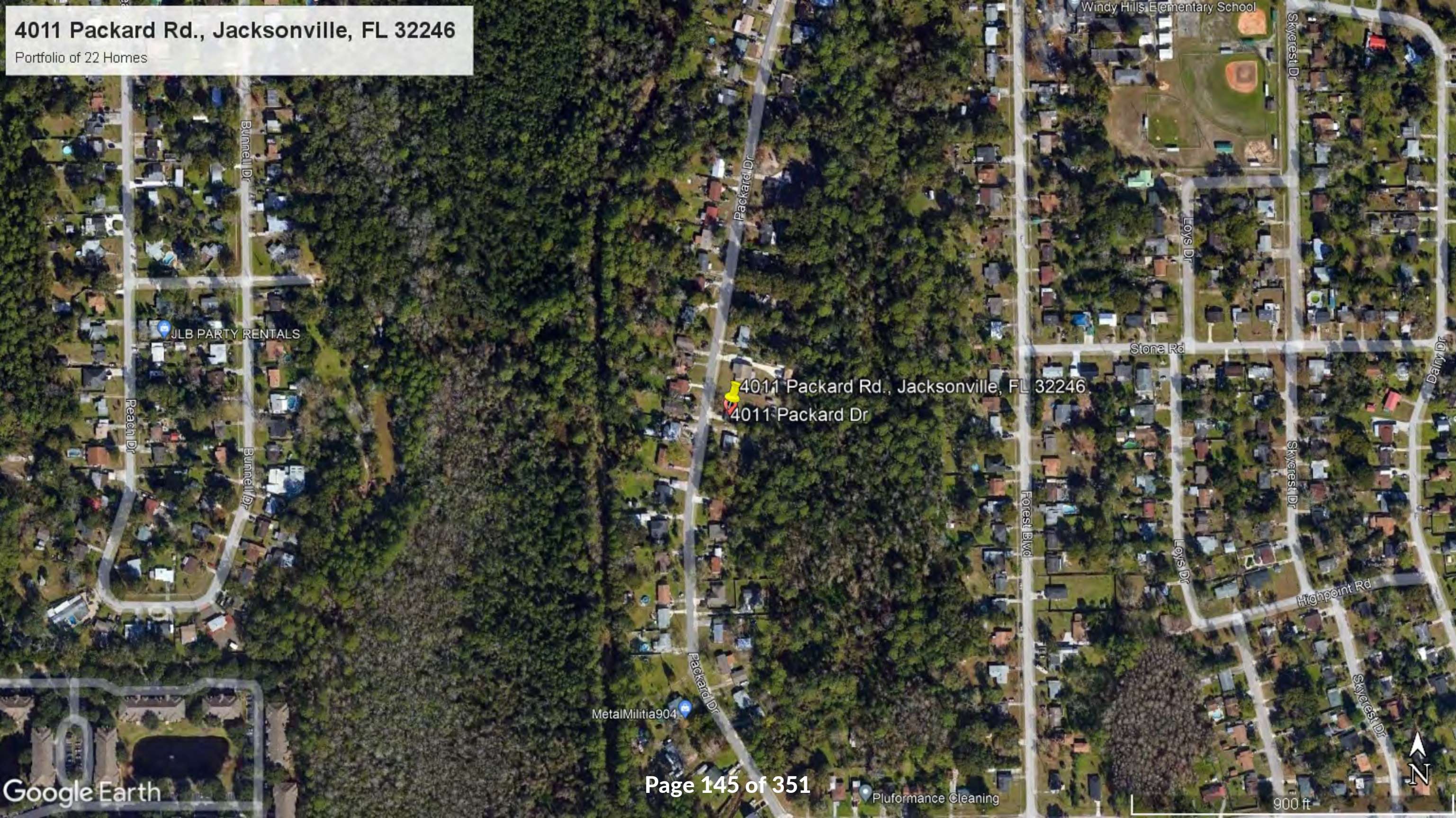
More Information

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

4011 Packard Rd., Jacksonville, FL 32246
Portfolio of 22 Homes

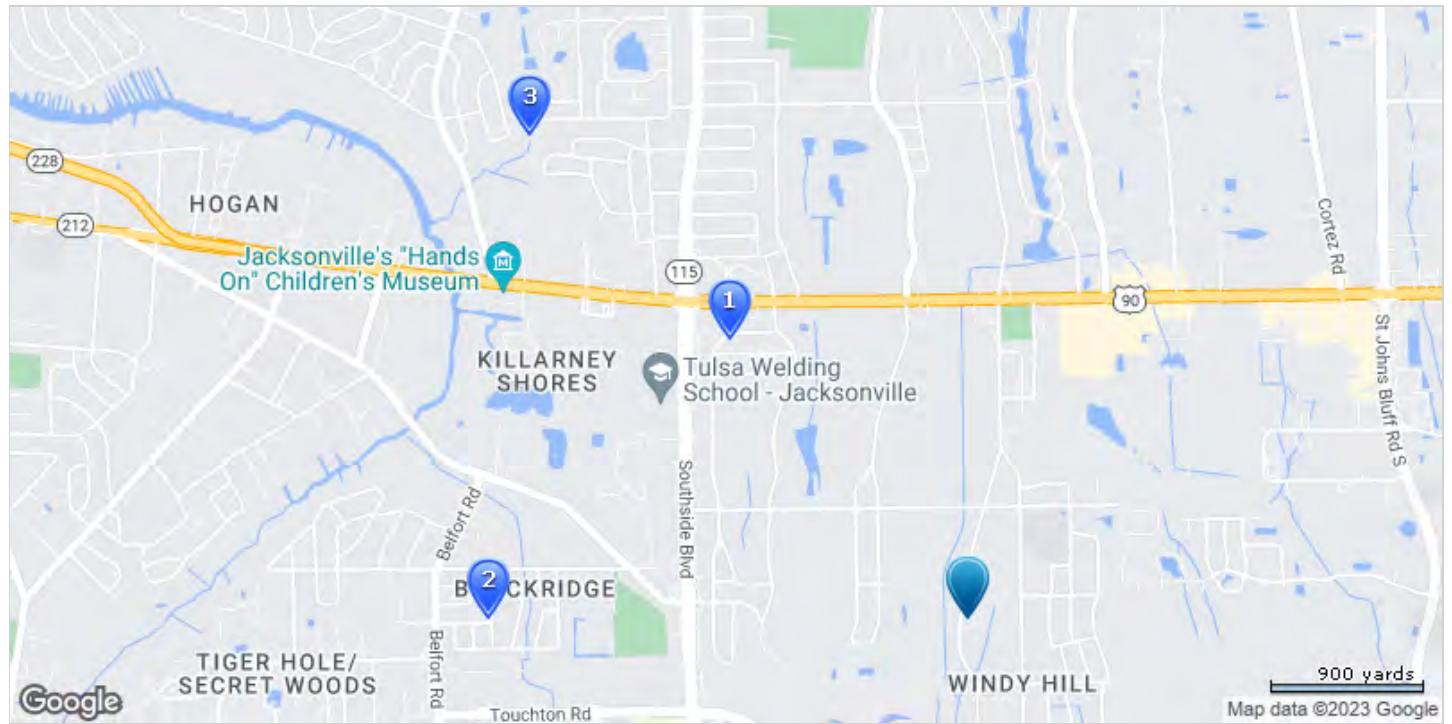


4011 Packard Rd., Jacksonville, FL 32246
Portfolio of 22 Homes



4011 Packard Rd., Jacksonville, FL 32246
4011 Packard Dr









SEARCH CRITERIA			
Number of Comparables	3	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	8,628 - 11,674 Sq Ft
Living/Building Area	857 - 1,159 Sq Ft		


SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$25,600	\$249,900	\$169,900	\$205,000	\$208,267
Price Per Sq Ft	\$25.40	\$274.01	\$160.28	\$188.07	\$207.45
Building Sq Ft	1,008	1,090	912	1,060	1,021
Bedrooms	3	3	2	2	2
Total Baths	2	2	1	1	1
Stories	1	2	1	1	1
Year Built	1959	1982	1951	1954	1962
Distance (miles)		1.88	1.05	1.38	1.44
Total Assessment	\$139,254	\$140,711	\$112,980	\$139,774	\$131,155
Total Market Value	\$139,254	\$140,711	\$112,980	\$139,774	\$131,155
Value Projected by Assessment	\$226,720				
Value Projected by Sq Ft	\$209,113				
RealAVM™ (1)	\$196,300	\$242,800	\$208,700	\$208,800	\$220,100

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	4011 Packard Dr	3325 Eve Dr W	2830 Parr Ct W	2792 Sandusky Ave W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32246	32246	32216	32216
County	Duval	Duval	Duval	Duval
PID	146137-0000	124388-0000	154666-0000	145183-1550
Sale Date	10/04/1995	07/10/2023	12/21/2022	11/17/2022
Sale Price	\$25,600	\$205,000	\$249,900	\$169,900
Price Per Sq Ft	\$25.40	\$188.07	\$274.01	\$160.28
Building Sq Ft	1,008	1,090	912	1,060
Main Area	1,008	804	912	520
Year Built	1959	1951	1954	1982
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RMD-B
Stories	1	1	1	2
Bedrooms	3	2	3	2
Bathrooms (Total)	2	1	1	2
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)				1
Interior Wall	Plaster	Plaster	Plaster	Drywall
Exterior	Concrete Block	Siding Sheathing	Concrete Block	Siding Sheathing
Garage Type	Carport			
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	100	71	70	
Lot Depth	100	133	132	
Lot Acres	0.233	0.2082	0.2362	0.2053
Lot Sq Ft	10,151	9,069	10,290	8,942
Annual Tax	\$2,048	\$1,980	\$2,106	\$2,017
Distance (miles)		1.05	1.38	1.88

4011 Packard Dr, Jacksonville, FL 32246-6464, Duval County

APN: 146137-0000 CLIP: 4322430082

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$25,600	10/04/1995
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,008	10,151	1959	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Husband/Wife
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION			
Subdivision	Roland Heights	School District	Duval County SD
Section	01	High School District/School Name	1200480
Township	03S	Elementary School District	1200480
Range	27E	Neighborhood Code	3144012-3144012
Property Zip	32246	Zoning	RLD-60
Property Zip+4	6464	Taxing Authority	General Services
Property Carrier Route	C066	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X500
Census Tract	144.27	Flood Zone Date	06/03/2013
Census Block Group	1	Flood Zone Panel	12031C0393H
Map 1	4311		

TAX INFORMATION			
PID	146137-0000	Block #	6
Parcel ID	1461370000	Lot #	8
% Improved	52%	Legal Unit #	GS
Tax Area	GS		
Legal Description	23-16 01-3S-27E .230 ROLAND HEIGHTS LOT 8 BLK 6		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$139,254	\$94,991	\$76,790
Market Value - Land	\$66,750	\$31,150	\$17,800
Market Value - Improved	\$72,504	\$63,841	\$58,990
Assessed Value - Total	\$92,915	\$84,469	\$76,790
Assessed Value - Land			\$17,800
Assessed Value - Improved			\$58,990
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$8,446	\$7,679	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,564		
2021	\$1,751	\$187	11.98%
2022	\$2,048	\$297	16.97%

CHARACTERISTICS			
Lot Frontage	100	Total Baths	2
Lot Depth	100	Full Baths	2
Lot Acres	0.233	Cooling Type	Central
Lot Sq Ft	10,151	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Unfinished Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Roll Composition
Building Sq Ft	1,008	Roof Shape	Gable/Hip
Gross Area	1,008	Interior Wall	Plaster
Total Bldg Sq Ft	1,099	Exterior	Concrete Block

Stories	1	Floor Cover	Vinyl/Cork Tile
Quality	Average	Year Built	1959
Bedrooms	3	Effective Year Built	1959

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Carport Al	S	300	25	12	2000

Feature Type	Value
Carport Al	\$819

Building Description	Building Size
Base Area	1,008
Unfinished Carport	240
Unfinished Storage	96
Unfinished Open Porch	24

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:13
Sell Score	574		

ESTIMATED VALUE			
RealAVM™	\$196,300	Confidence Score	36
RealAVM™ Range	\$137,400 - \$255,200	Forecast Standard Deviation	30
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

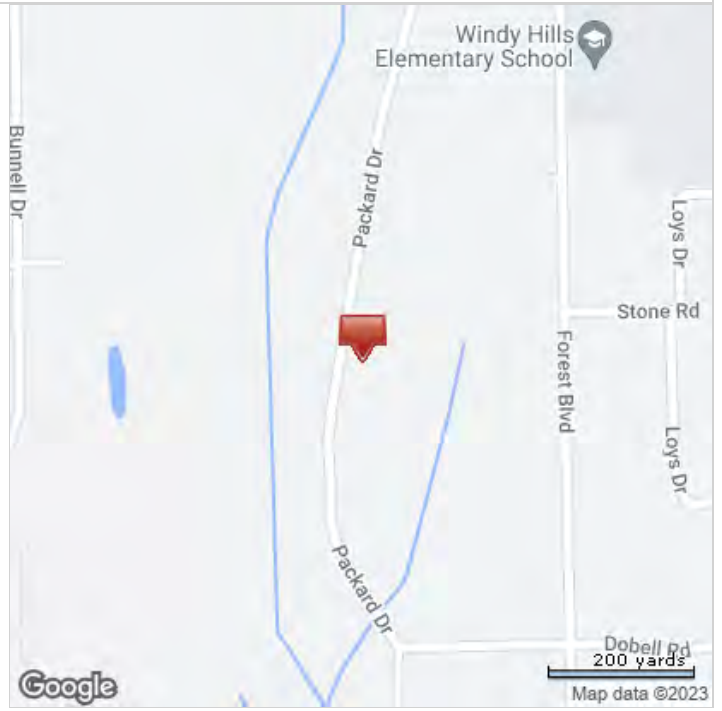
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/07/1995	Deed Type	Quit Claim Deed
Sale Date	10/04/1995	Owner Name	Harden Ernest D
Sale Price	\$25,600	Owner Name 2	Harden Linda L
Price Per Square Feet	\$25.40	Seller	Rodriguez Cheo M
Document Number	8212-420		

Recording Date	11/07/1995		
Sale/Settlement Date	10/04/1995	02/1991	04/1989
Sale Price	\$25,600	\$52,000	\$57,800
Buyer Name	Harden Ernest D & Linda L	Rodriguez Cheo M	Schmidt Stephen J Sr
Seller Name	Rodriguez Cheo M	Harden Ernest D	Harden Ernest D & L
Document Number	8212-420	7093-2030	6692-1500
Document Type	Quit Claim Deed	Warranty Deed	Warranty Deed

MORTGAGE HISTORY			
Mortgage Amount	\$52,000	\$55,500	
Mortgage Code	Private Party Lender	Private Party Lender	

PROPERTY MAP



*Lot Dimensions are Estimated

HARDEN ERNEST D
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 4011 PACKARD DR
 Jacksonville FL 32246

Official Record Book/Page
 08212-00420

Tile #
 7501

4011 PACKARD DR

Property Detail

RE #	146137-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02676 ROLAND HEIGHTS
Total Area	10151

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$71,685.00	\$75,190.00
Extra Feature Value	\$819.00	\$837.00
Land Value (Market)	\$66,750.00	\$66,750.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$139,254.00	\$142,777.00
Assessed Value	\$92,915.00	\$102,206.00
Cap Diff/Portability Amt	\$46,339.00 / \$0.00	\$40,571.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$92,915.00	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
08212-00420	10/4/1995	\$25,600.00	QC - Quit Claim	Unqualified	Improved
07093-02030	2/22/1991	\$52,000.00	QC - Quit Claim	Unqualified	Improved
06986-00170	8/9/1990	\$100.00	WD - Warranty Deed	Unqualified	Improved
06692-01500	4/20/1989	\$57,800.00	WD - Warranty Deed	Unqualified	Improved
06346-01552	5/29/1987	\$50,700.00	WD - Warranty Deed	Unqualified	Improved
05578-01968	10/20/1982	\$28,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CPAR2	Carpport Aluminum	1	12	25	300.00	\$837.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	100.00	100.00	Common	100.00	Front Footage	\$66,750.00

Legal

LN	Legal Description
1	23-16 01-3S-27E .230
2	ROLAND HEIGHTS
3	LOT 8 BLK 6

Buildings

Building 1

Building 1 Site Address
 4011 PACKARD DR Unit
 Jacksonville FL 32246

Building Type	0101 - SFR 1 STORY
Year Built	1959
Building Value	\$75,190.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1008	1008	1008
Unfinished Carport	240	0	48
Unfinished Storage	96	0	38
Unfin Open Porch	24	0	5
Total	1368	1008	1099

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	3	3 Plastered
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2022 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	\$92,915.00	\$0.00	\$92,915.00	\$966.49	\$1,051.51	\$964.10
Public Schools: By State Law	\$139,254.00	\$0.00	\$139,254.00	\$338.17	\$450.63	\$435.95
By Local Board	\$139,254.00	\$0.00	\$139,254.00	\$213.54	\$313.04	\$275.29
FL Inland Navigation Dist.	\$92,915.00	\$0.00	\$92,915.00	\$2.70	\$2.97	\$2.67
Water Mgmt Dist. SJRWMD	\$92,915.00	\$0.00	\$92,915.00	\$18.49	\$18.34	\$18.34
			Totals	\$1,539.39	\$1,836.49	\$1,696.35

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$94,991.00	\$84,469.00	\$0.00	\$84,469.00
Current Year	\$139,254.00	\$92,915.00	\$0.00	\$92,915.00

2022 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.

2022

2021

2020

2019


2018

2017

2016

2015

2014

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

More Information

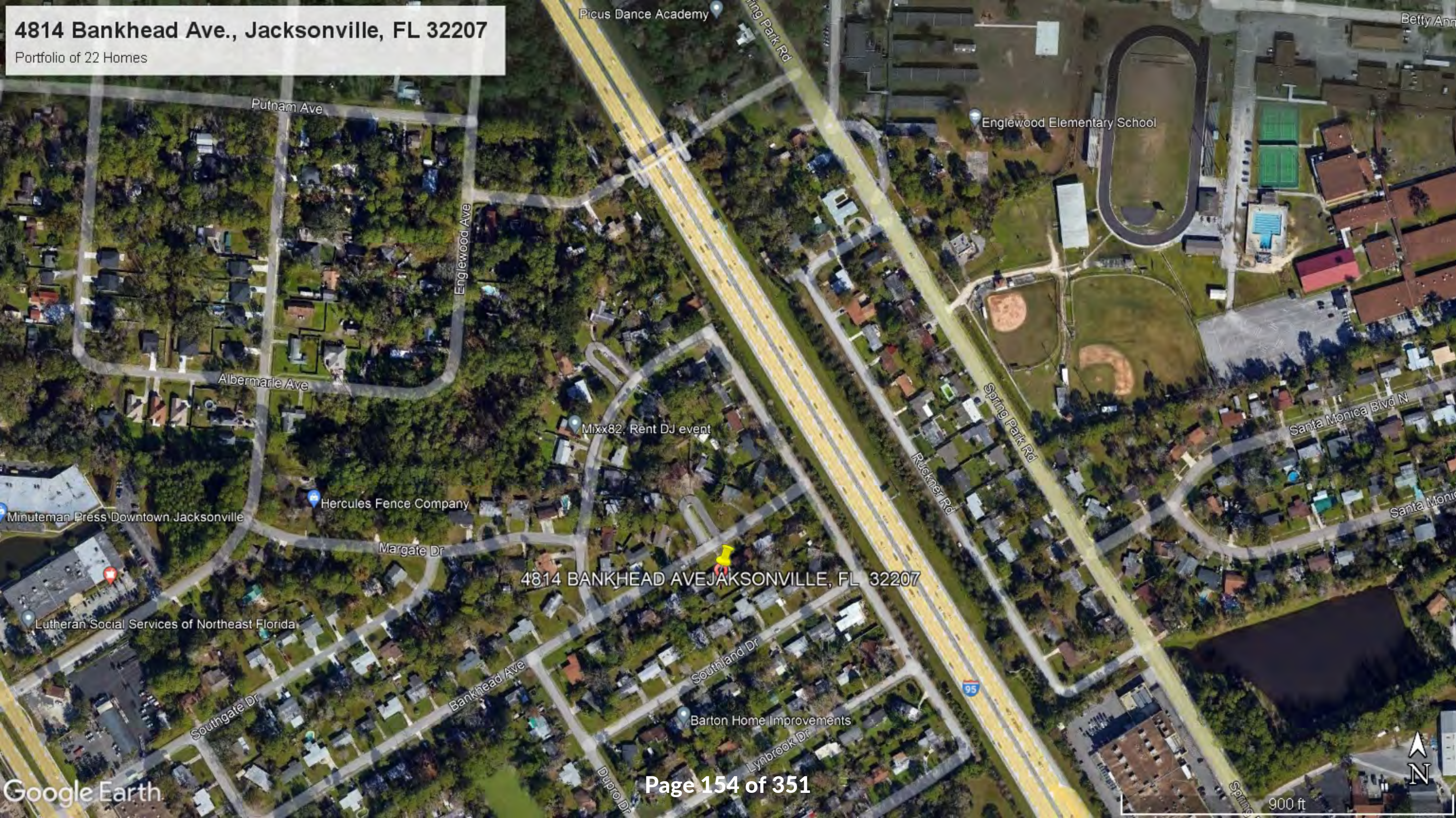
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

4814 Bankhead Ave., Jacksonville, FL 32207

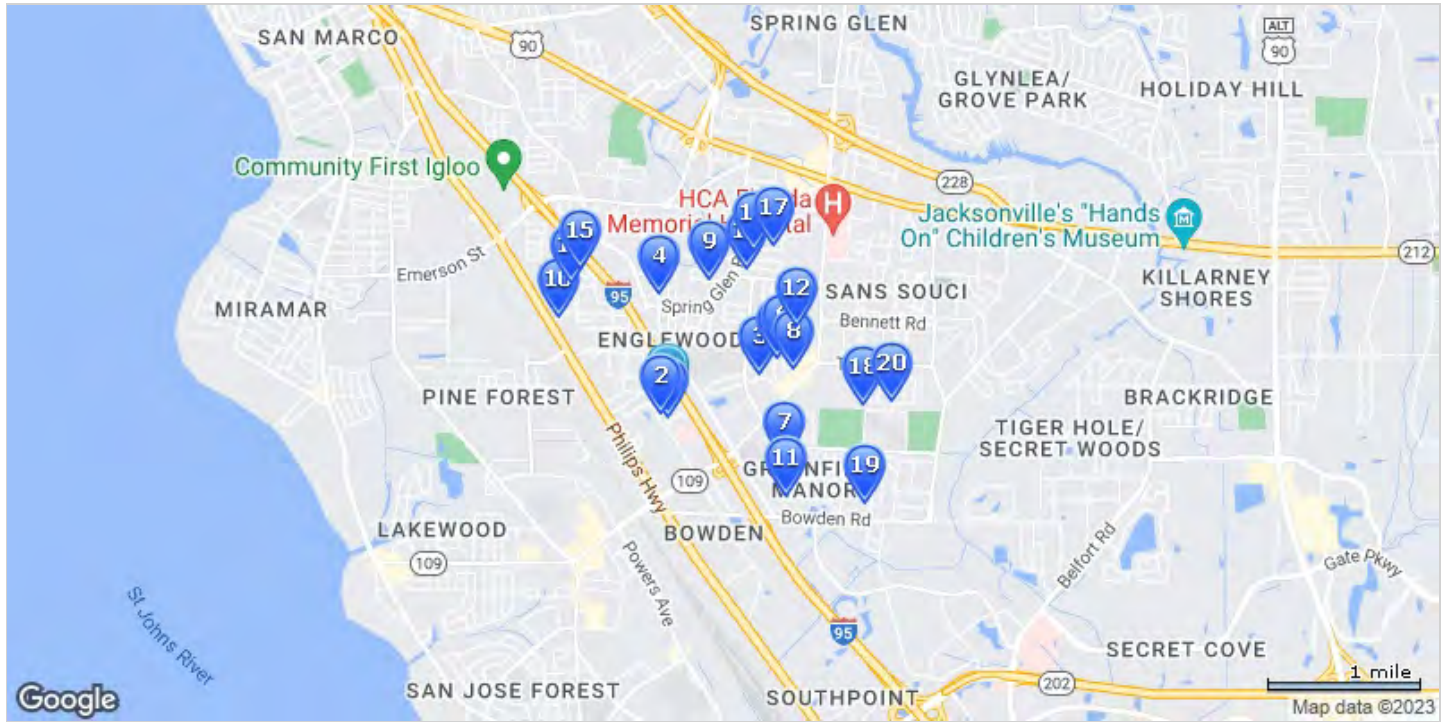
Portfolio of 22 Homes



4814 Bankhead Ave., Jacksonville, FL 32207
Portfolio of 22 Homes







4814 BANKHEAD AVE JAKSONVILLE, FL 32207











SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	6,940 - 9,390 Sq Ft
Living/Building Area	1,455 - 1,969 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$44,800	\$390,000	\$23,286	\$292,500	\$266,389
Price Per Sq Ft	\$26.17	\$222.33	\$15.40	\$172.82	\$160.95
Building Sq Ft	1,712	1,880	1,470	1,633	1,652
Bedrooms	4	4	3	3	3
Total Baths	2	3	1	2	2
Stories	1	2	1	1	1
Year Built	1958	2019	1950	1962	1969
Distance (miles)		1.29	0.07	0.83	0.81
Total Assessment	\$159,591	\$275,440	\$101,130	\$202,145	\$197,079
Total Market Value	\$159,591	\$275,440	\$101,130	\$202,145	\$197,079
Value Projected by Assessment	\$221,574				
Value Projected by Sq Ft	\$275,546				
RealAVM™ (1)	\$231,900	\$376,000	\$175,900	\$296,350	\$293,580





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	4814 Bankhead Ave	4788 Southland Dr	4767 Southland Dr	4449 Begbie Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	153294-0000	153356-0000	153320-0000	153490-0000
Sale Date	09/1986	05/05/2023	03/06/2023	05/31/2023
Sale Price	\$44,800	\$250,000	\$160,000	\$260,000
Price Per Sq Ft	\$26.17	\$161.19	\$99.13	\$167.53
Building Sq Ft	1,712	1,551	1,614	1,552
Main Area	1,080	1,551	1,012	1,066
Year Built	1958	1958	1958	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	4	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	2	1	2
Bathrooms (Half)	1		1	
Interior Wall	Plaster	Drywall	Plaster	Drywall
Exterior	Aluminum/Vinyl	Concrete Block	Concrete Block	Brick
Garage Type	Garage	Carport	Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75	80	75
Lot Depth	110	110	110	110
Lot Acres	0.1874	0.1875	0.2	0.1988
Lot Sq Ft	8,165	8,166	8,710	8,659
Annual Tax	\$2,668	\$2,991	\$2,833	\$1,820
Distance (miles)		0.07	0.07	0.55




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	4814 Bankhead Ave	4118 Spring Park Cir	5626 Sabena Rd	5643 Sabena Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	153294-0000	127962-0010	153614-0000	153652-0000
Sale Date	09/1986	06/20/2023	02/17/2023	04/29/2023
Sale Price	\$44,800	\$315,000	\$268,000	\$305,000
Price Per Sq Ft	\$26.17	\$214.29	\$156.45	\$188.04
Building Sq Ft	1,712	1,470	1,713	1,622
Main Area	1,080	1,470	1,713	1,622
Year Built	1958	2019	1962	1962
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	2	2	2
Bathrooms (Half)	1			
Interior Wall	Plaster	Drywall	Drywall	Drywall
Exterior	Aluminum/Vinyl	Siding Sheathing	Concrete Block	Concrete Block
Garage Type	Garage	Garage	Detached Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75		75	75
Lot Depth	110		100	100
Lot Acres	0.1874	0.1946	0.1722	0.171
Lot Sq Ft	8,165	8,475	7,500	7,448
Annual Tax	\$2,668	\$2,152	\$2,157	\$2,921
Distance (miles)		0.65	0.68	0.73

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	4814 Bankhead Ave	3018 Carrevero Dr W	5704 Beney Rd	3938 Hunter Ter
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32216	32207	32207
County	Duval	Duval	Duval	Duval
PID	153294-0000	155044-0000	153584-0000	127295-0010
Sale Date	09/1986	11/30/2022	12/08/2022	12/05/2022
Sale Price	\$44,800	\$23,286	\$177,000	\$335,000
Price Per Sq Ft	\$26.17	\$15.40	\$101.78	\$189.69
Building Sq Ft	1,712	1,512	1,739	1,766
Main Area	1,080	1,316	1,077	1,766
Year Built	1958	1963	1961	2017
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	4
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	2	1	2
Bathrooms (Half)	1		1	
Interior Wall	Plaster	Drywall	Drywall	Drywall
Exterior	Aluminum/Vinyl	Concrete Block	Siding Sheathing	Siding Sheathing
Garage Type	Garage	Carport	Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	68	75	90
Lot Depth	110	115	100	92
Lot Acres	0.1874	0.1865	0.1923	0.1879
Lot Sq Ft	8,165	8,125	8,375	8,185
Annual Tax	\$2,668	\$3,307	\$1,111	\$2,602
Distance (miles)		0.74	0.76	0.76

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	4814 Bankhead Ave	4230 Driscoll St	3214 Carrevero Dr W	5685 Weber Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32216	32207
County	Duval	Duval	Duval	Duval
PID	153294-0000	127733-0000	155061-0000	153825-0000
Sale Date	09/1986	12/02/2022	05/22/2023	06/02/2023
Sale Price	\$44,800	\$250,000	\$325,000	\$315,000
Price Per Sq Ft	\$26.17	\$163.51	\$198.53	\$178.77
Building Sq Ft	1,712	1,529	1,637	1,762
Main Area	1,080	1,188	1,317	1,762
Year Built	1958	1957	1964	1963
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	4	3	3
Bathrooms (Total)	2	3	2	2
Bathrooms (Full)	1	2	2	2
Bathrooms (Half)	1	1		
Interior Wall	Plaster	Plaster	Drywall	Drywall
Exterior	Aluminum/Vinyl	Concrete Block	Concrete Block	Concrete Block
Garage Type	Garage	Carport	Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	80	68	75
Lot Depth	110	110	115	101
Lot Acres	0.1874	0.2041	0.1872	0.1696
Lot Sq Ft	8,165	8,890	8,156	7,388
Annual Tax	\$2,668	\$1,591	\$1,149	\$1,957
Distance (miles)		0.81	0.86	0.88


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	4814 Bankhead Ave	3643 Mimosa Dr	5419 Pittman Dr N	3859 Abby Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	153294-0000	127609-0000	153931-0000	127501-0000
Sale Date	09/1986	06/07/2023	01/17/2023	03/28/2023
Sale Price	\$44,800	\$93,000	\$284,000	\$300,000
Price Per Sq Ft	\$26.17	\$56.02	\$161.27	\$159.57
Building Sq Ft	1,712	1,660	1,761	1,880
Main Area	1,080	846	1,361	960
Year Built	1958	1950	1964	1950
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	1	2	3
Bathrooms (Full)	1	1	2	3
Bathrooms (Half)	1			
Interior Wall	Plaster	Drywall	Drywall	Drywall
Exterior	Aluminum/Vinyl	Concrete Block	Concrete Block	Concrete Block
Garage Type	Garage	Garage	Garage	Detached Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	70	75	60
Lot Depth	110	115	100	125
Lot Acres	0.1874	0.16	0.1707	0.1639
Lot Sq Ft	8,165	6,970	7,435	7,141
Annual Tax	\$2,668	\$744	\$2,347	\$1,754
Distance (miles)		0.90	0.91	0.94

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	4814 Bankhead Ave	3718 Robert Scott Ct	5556 Manfields Pl	2805 Adele Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32216
County	Duval	Duval	Duval	Duval
PID	153294-0000	154014-0080	135579-0000	137977-0000
Sale Date	09/1986	11/28/2022	01/17/2023	03/13/2023
Sale Price	\$44,800	\$303,000	\$390,000	\$285,000
Price Per Sq Ft	\$26.17	\$186.12	\$212.07	\$178.12
Building Sq Ft	1,712	1,628	1,839	1,600
Main Area	1,080	1,628	1,234	1,168
Year Built	1958	1973	1987	1959
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	2	1
Bedrooms	4	3	3	4
Bathrooms (Total)	2	2	3	2
Bathrooms (Full)	1	2	2	1
Bathrooms (Half)	1		1	1
Interior Wall	Plaster	Drywall	Drywall	Drywall
Exterior	Aluminum/Vinyl	Brick	Siding Sheathing	Brick
Garage Type	Garage	Garage	Garage	Garage
Pool			Pool	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75	50	75
Lot Depth	110	100	150	122
Lot Acres	0.1874	0.1899	0.1717	0.215
Lot Sq Ft	8,165	8,271	7,479	9,364
Annual Tax	\$2,668	\$2,324	\$3,681	\$2,130
Distance (miles)		1.02	1.11	1.12

	Subject Property	Comparable 19	Comparable 20
			
Address	4814 Bankhead Ave	6339 Eman Dr N	2746 Sam Rd
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32216	32216
County	Duval	Duval	Duval
PID	153294-0000	152741-3009	138430-0000
Sale Date	09/1986	04/28/2023	04/28/2023
Sale Price	\$44,800	\$360,000	\$329,500
Price Per Sq Ft	\$26.17	\$209.18	\$222.33
Building Sq Ft	1,712	1,721	1,482
Main Area	1,080	1,721	1,482
Year Built	1958	1988	1962
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	4	3	3
Bathrooms (Total)	2	2	2
Bathrooms (Full)	1	2	1
Bathrooms (Half)	1		1
Interior Wall	Plaster	Drywall	Drywall
Exterior	Aluminum/Vinyl	Brick	Concrete Block
Garage Type	Garage	Garage	Carport
Pool			
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	75	75	75
Lot Depth	110	98	125
Lot Acres	0.1874	0.1832	0.211
Lot Sq Ft	8,165	7,980	9,191
Annual Tax	\$2,668	\$1,620	\$637
Distance (miles)		1.26	1.29

4814 Bankhead Ave, Jacksonville, FL 32207-7312, Duval County

APN: 153294-0000 CLIP: 2328781681

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	1	1	\$44,800	09/1986
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,712	8,165	1958	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Southland Unit 01 R/P	School District	Duval County SD
Section	56	High School District/School Name	1200480
Township	03S	Elementary School District	1200480
Range	27E	Neighborhood Code	3162002-3162002
Property Zip	32207	Zoning	RLD-60
Property Zip+4	7312	Taxing Authority	General Services
Property Carrier Route	C036	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	162.00	Flood Zone Date	06/03/2013
Census Block Group	2	Flood Zone Panel	12031C0388H
Map 1	4391		

TAX INFORMATION			
PID	153294-0000	Block #	5
Parcel ID	1532940000	Lot #	7
% Improved	62%	Legal Unit #	GS
Tax Area	GS		
Legal Description	28-54 56-3S-27E SOUTHLAND UNIT 1 R/P LOT 7 BLK 5		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$159,591	\$124,507	\$116,412
Market Value - Land	\$60,000	\$40,000	\$35,000
Market Value - Improved	\$99,591	\$84,507	\$81,412
Assessed Value - Total	\$136,957	\$124,507	\$116,412
Assessed Value - Land		\$40,000	\$35,000
Assessed Value - Improved		\$84,507	\$81,412
YOY Assessed Change (%)	10%	6.95%	
YOY Assessed Change (\$)	\$12,450	\$8,095	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,262		
2021	\$2,391	\$129	5.71%
2022	\$2,668	\$278	11.61%

CHARACTERISTICS			
Lot Frontage	75	Half Baths	1
Lot Depth	110	Fireplaces	1
Lot Acres	0.1874	Cooling Type	Central
Lot Sq Ft	8,165	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Garage Type	Garage
Building Type	Single Family	Garage Sq Ft	276
Building Sq Ft	1,712	Roof Material	Roll Composition
Gross Area	1,712	Roof Shape	Gable/Hip
Total Bldg Sq Ft	1,780	Interior Wall	Plaster

Stories	1
Quality	Average
Bedrooms	4
Total Baths	2
Full Baths	1

Exterior	Aluminum/Vinyl
Floor Cover	Carpet
Year Built	1958
Effective Year Built	1958

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Firep Prf	U	1	1958	\$553

Building Description	Building Size
Unfinished Garage	276
Base Area	1,080
Finished Open Porch	24
Addition	190
Addition	442

SELL SCORE

Rating	Moderate	Value As Of	2023-07-23 04:34:13
Sell Score	613		

ESTIMATED VALUE

RealAVM™	\$231,900	Confidence Score	44
RealAVM™ Range	\$169,000 - \$294,700	Forecast Standard Deviation	27
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

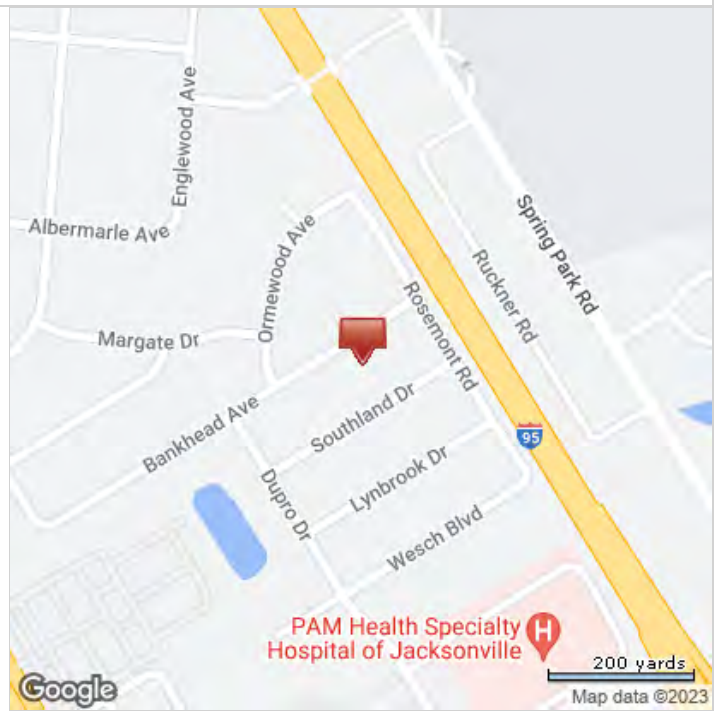
Sale Date	09/1986	Deed Type	Warranty Deed
Sale Price	\$44,800	Owner Name	Harden Ernest D
Price Per Square Feet	\$26.17	Owner Name 2	Harden Linda L
Document Number	6197-632	Seller	Batteh Jamal J

Sale/Settlement Date	09/1986	06/1984
Sale Price	\$44,800	\$44,300
Buyer Name	Harden Ernest D & L	Batteh Jamal J
Seller Name	Batteh Jamal J	Herron Reginald W
Document Number	6197-632	5817-411
Document Type	Warranty Deed	Warranty Deed

MORTGAGE HISTORY

Mortgage Date	02/07/2008	03/30/2002
Mortgage Amount	\$122,843	\$63,798
Mortgage Lender	Bank Of America	Bank Of America
Mortgage Code	Conventional	Conventional

PROPERTY MAP



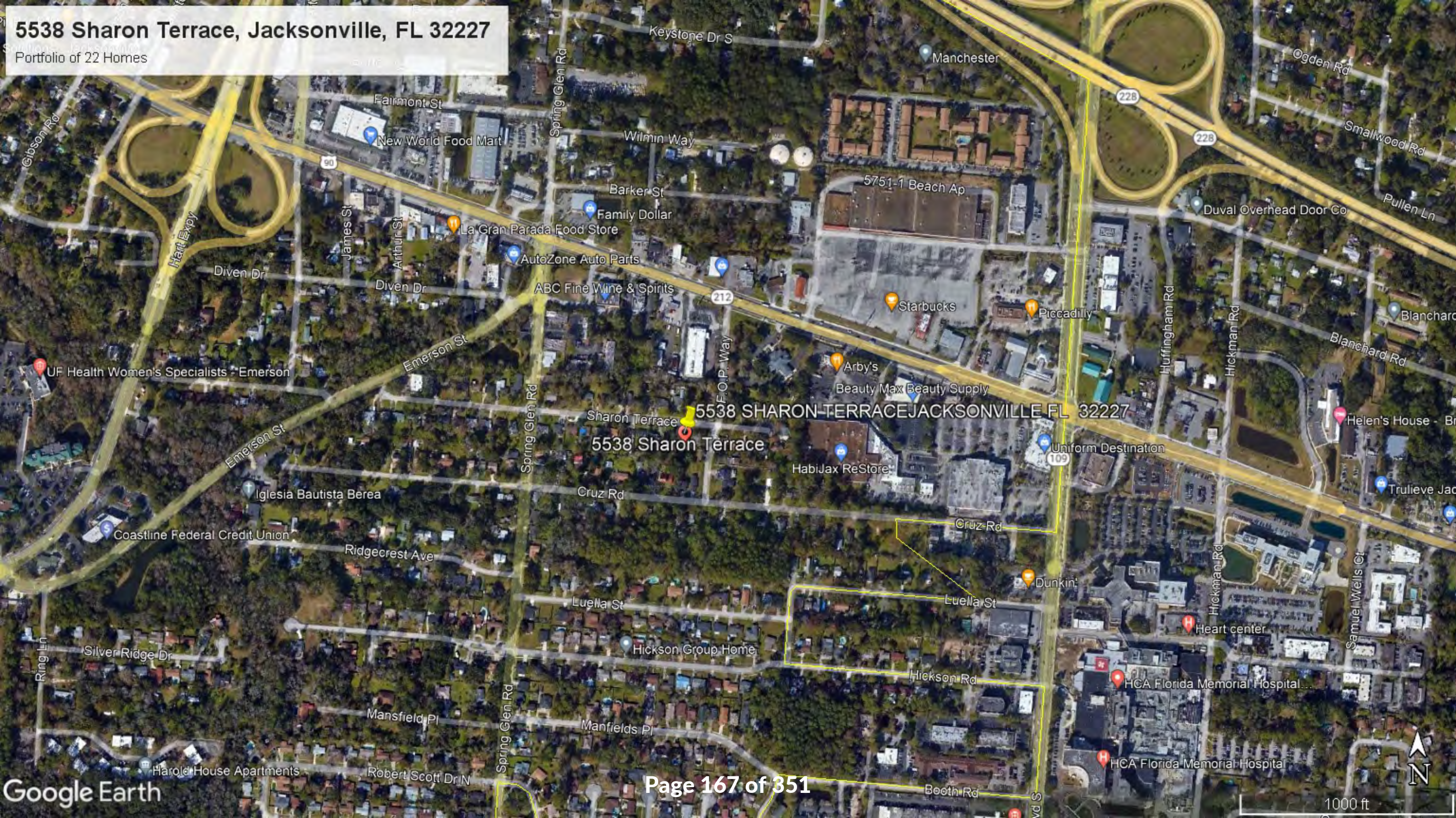
*Lot Dimensions are Estimated

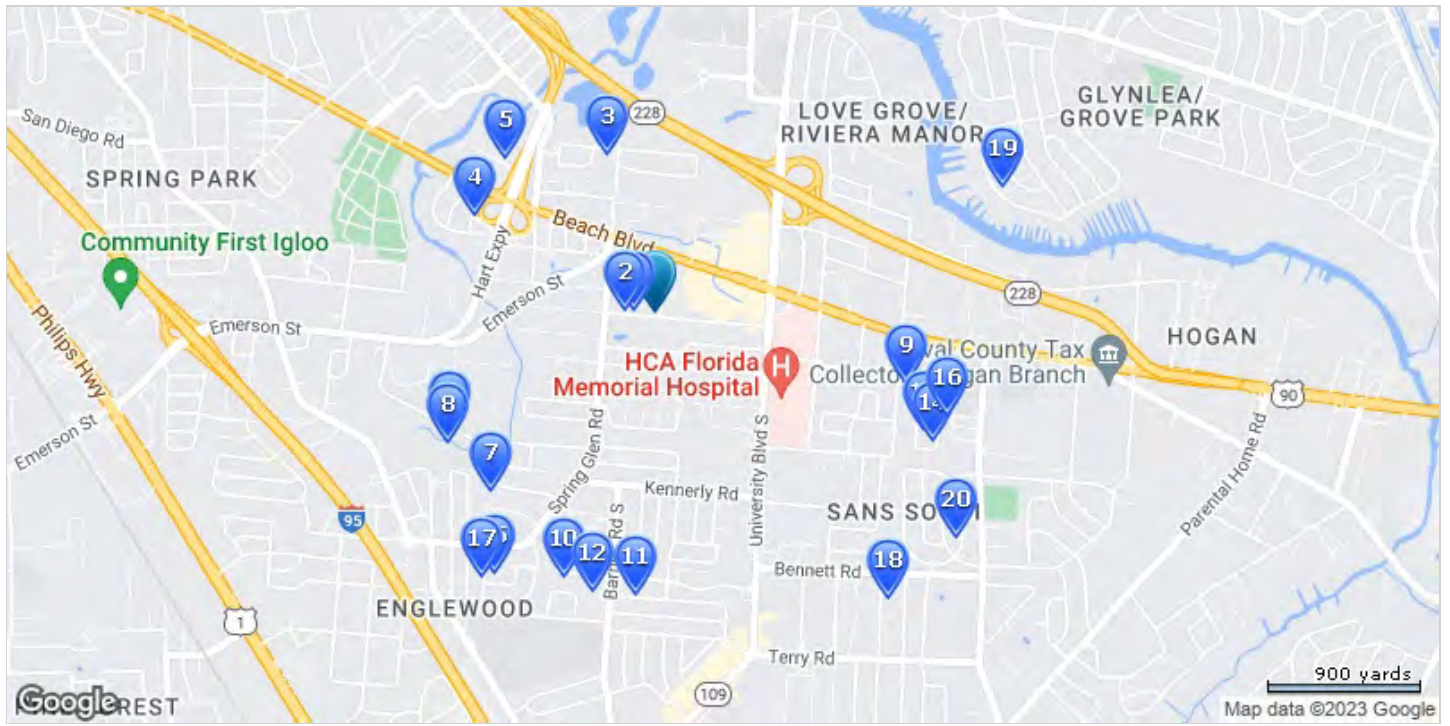
5538 Sharon Terrace, Jacksonville, FL 32227
Portfolio of 22 Homes



5538 Sharon Terrace, Jacksonville, FL 32227

Portfolio of 22 Homes

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/21/2022 - 07/21/2023	Lot Area	8,217 - 11,117 Sq Ft
Living/Building Area	994 - 1,346 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$43,000	\$299,900	\$108,000	\$238,000	\$229,060
Price Per Sq Ft	\$36.75	\$236.51	\$97.93	\$192.22	\$189.55
Building Sq Ft	1,170	1,316	1,009	1,209	1,204
Bedrooms	2	3	2	3	3
Total Baths	1	2	1	1	1
Stories	1	1	1	1	1
Year Built	1952	1987	1942	1955	1956
Distance (miles)		1.08	0.06	0.81	0.74
Total Assessment	\$126,747	\$224,137	\$52,141	\$160,513	\$155,592
Total Market Value	\$126,747	\$224,137	\$52,141	\$160,513	\$155,592
Value Projected by Assessment	\$199,659				
Value Projected by Sq Ft	\$221,771				
RealAVM™ (1)	\$193,100	\$288,300	\$112,800	\$247,100	\$232,270





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	5538 Sharon Ter	5450 Sharon Ter	5432 Sharon Ter	5339 Keystone Dr N
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	135648-0000	135643-0000	135641-0000	135187-0000
Sale Date	04/1989	10/25/2022	11/21/2022	03/08/2023
Sale Price	\$43,000	\$220,000	\$260,000	\$234,900
Price Per Sq Ft	\$36.75	\$194.00	\$228.47	\$190.67
Building Sq Ft	1,170	1,134	1,138	1,232
Main Area	980	892	1,138	1,012
Year Built	1952	1951	1952	1955
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	2	3	3
Bathrooms (Total)	1	1	2	1
Bathrooms (Full)	1	1	2	1
Bathrooms (Half)				
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type		Garage	Carport	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	65	65	75
Lot Depth	148	148	148	125
Lot Acres	0.2219	0.2163	0.2223	0.2194
Lot Sq Ft	9,667	9,423	9,682	9,559
Annual Tax	\$2,174	\$2,301	\$1,633	\$2,169
Distance (miles)		0.06	0.08	0.47




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	5538 Sharon Ter	2016 Taunton Rd	5014 Welborn Rd	4525 Bedford Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	135648-0000	135357-0000	134979-0000	127263-0000
Sale Date	04/1989	06/09/2023	01/20/2023	06/29/2023
Sale Price	\$43,000	\$108,000	\$170,000	\$252,000
Price Per Sq Ft	\$36.75	\$107.04	\$144.56	\$210.00
Building Sq Ft	1,170	1,009	1,176	1,200
Main Area	980	829	1,020	1,000
Year Built	1952	1948	1954	1952
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	CRO	RLD-60
Stories	1	1	1	1
Bedrooms	2	2	3	2
Bathrooms (Total)	1	1	1	1
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)				
Interior Wall	Plaster	Plaster	Drywall	Plaster
Exterior	Concrete Block	Shingle Siding	Frame/Stucco	Concrete Blk Stucco
Garage Type				Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air/Not Ducted	Forced Air
Cooling Type	Central	Central	None	Central
Lot Frontage	65	75		91
Lot Depth	148	113		85
Lot Acres	0.2219	0.1932	0.1969	0.2003
Lot Sq Ft	9,667	8,416	8,575	8,725
Annual Tax	\$2,174	\$2,270	\$1,100	\$2,066
Distance (miles)		0.58	0.62	0.68

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	5538 Sharon Ter	5102 Damascus Rd S	4526 Bedford Rd	1915 Ryar Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32216
County	Duval	Duval	Duval	Duval
PID	135648-0000	127323-0000	127276-0020	134779-0000
Sale Date	04/1989	03/08/2023	05/15/2023	11/07/2022
Sale Price	\$43,000	\$285,000	\$193,900	\$245,000
Price Per Sq Ft	\$36.75	\$227.45	\$148.02	\$217.20
Building Sq Ft	1,170	1,253	1,310	1,128
Main Area	980	1,253	1,014	912
Year Built	1952	1987	1942	1955
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	3
Bathrooms (Total)	1	2	1	1
Bathrooms (Full)	1	2	1	1
Bathrooms (Half)				
Interior Wall	Plaster	Drywall	Drywall	Plaster
Exterior	Concrete Block	Wood Siding	Siding Sheathing	Concrete Block
Garage Type		Garage		Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	75	60	75
Lot Depth	148	150	189	135
Lot Acres	0.2219	0.2167	0.2012	0.2451
Lot Sq Ft	9,667	9,440	8,763	10,676
Annual Tax	\$2,174	\$2,941	\$1,865	\$2,605
Distance (miles)		0.70	0.71	0.75

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	5538 Sharon Ter	5405 Lori Dr S	5528 Boeing Dr	5448 Lori Dr S
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	135648-0000	137198-0000	153701-0000	137210-0000
Sale Date	04/1989	03/17/2023	04/21/2023	12/20/2022
Sale Price	\$43,000	\$233,000	\$118,500	\$299,900
Price Per Sq Ft	\$36.75	\$192.88	\$97.93	\$236.51
Building Sq Ft	1,170	1,208	1,210	1,268
Main Area	980	1,040	1,210	1,268
Year Built	1952	1959	1962	1959
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	3
Bathrooms (Total)	1	2	2	2
Bathrooms (Full)	1	2	1	2
Bathrooms (Half)			1	
Interior Wall	Plaster	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type		Carport	Carport	
Pool		Pool		Pool
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	106	75	80
Lot Depth	148	100	104	95
Lot Acres	0.2219	0.2534	0.1932	0.2088
Lot Sq Ft	9,667	11,037	8,414	9,094
Annual Tax	\$2,174	\$2,779	\$2,810	\$2,244
Distance (miles)		0.81	0.81	0.82


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	5538 Sharon Ter	1941 Burkholder Cir W	1966 Burkholder Cir E	4221 Camellia Cir W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32216	32216	32207
County	Duval	Duval	Duval	Duval
PID	135648-0000	134731-0000	134722-0000	127027-0000
Sale Date	04/1989	03/29/2023	03/22/2023	03/01/2023
Sale Price	\$43,000	\$195,000	\$240,000	\$290,000
Price Per Sq Ft	\$36.75	\$189.14	\$184.47	\$220.36
Building Sq Ft	1,170	1,031	1,301	1,316
Main Area	980	791	925	1,316
Year Built	1952	1953	1950	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	2	3	3
Bathrooms (Total)	1	1	1	2
Bathrooms (Full)	1	1	1	2
Bathrooms (Half)				
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type			Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	75	75	75
Lot Depth	148	135	135	110
Lot Acres	0.2219	0.2348	0.2329	0.1926
Lot Sq Ft	9,667	10,229	10,146	8,390
Annual Tax	\$2,174	\$347	\$720	\$3,529
Distance (miles)		0.85	0.88	0.88

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	5538 Sharon Ter	1919 Burkholder Cir E	4228 Camellia Cir W	2417 Una Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32216	32207	32216
County	Duval	Duval	Duval	Duval
PID	135648-0000	134697-0000	126983-0000	137824-0000
Sale Date	04/1989	12/19/2022	11/14/2022	11/15/2022
Sale Price	\$43,000	\$260,000	\$245,000	\$236,000
Price Per Sq Ft	\$36.75	\$223.37	\$186.17	\$191.56
Building Sq Ft	1,170	1,164	1,316	1,232
Main Area	980	768	1,316	1,012
Year Built	1952	1949	1958	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	3
Bathrooms (Total)	1	1	2	1
Bathrooms (Full)	1	1	2	1
Bathrooms (Half)				
Interior Wall	Plaster	Drywall	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type		Carport	Garage	
Pool				Pool
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	80	75	73
Lot Depth	148	132	110	142
Lot Acres	0.2219	0.2388	0.205	0.2404
Lot Sq Ft	9,667	10,400	8,931	10,472
Annual Tax	\$2,174	\$2,598	\$1,048	\$1,053
Distance (miles)		0.89	0.91	1.06

	Subject Property	Comparable 19	Comparable 20
			
Address	5538 Sharon Ter	1108 Gunka Rd	2212 Saul Dr
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32216	32216
County	Duval	Duval	Duval
PID	135648-0000	139590-0000	137625-0000
Sale Date	04/1989	01/12/2023	03/29/2023
Sale Price	\$43,000	\$225,000	\$270,000
Price Per Sq Ft	\$36.75	\$189.23	\$211.93
Building Sq Ft	1,170	1,189	1,274
Main Area	980	1,018	1,274
Year Built	1952	1954	1957
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	2	3	3
Bathrooms (Total)	1	1	2
Bathrooms (Full)	1	1	2
Bathrooms (Half)			
Interior Wall	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Brick
Garage Type		Garage	Garage
Pool			
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	65	89	80
Lot Depth	148	125	112
Lot Acres	0.2219	0.2496	0.2063
Lot Sq Ft	9,667	10,874	8,987
Annual Tax	\$2,174	\$950	\$3,483
Distance (miles)		1.07	1.08

5538 Sharon Ter, Jacksonville, FL 32207-5902, Duval County

APN: 135648-0000 CLIP: 4651038404

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	1	N/A	\$43,000	04/1989
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,170	9,667	1952	SFR	

OWNER INFORMATION

Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Married Man
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION

Subdivision	Philips Add To Spring	School District	Duval County SD
Section	52	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	3161002-3161002
Property Zip	32207	Zoning	RLD-60
Property Zip+4	5902	Taxing Authority	General Services
Property Carrier Route	C039	Most hazardous flood zone within 250 feet - See Flood Map tab for more info	X
Census Tract	161.02	Flood Zone Date	11/02/2018
Census Block Group	1	Flood Zone Panel	12031C0386J
Map 1	4252		

TAX INFORMATION

PID	135648-0000	Tax Area	GS
Parcel ID	1356480000	Lot #	11
% Improved	61%	Legal Unit #	GS
Legal Description	22-41 52-2S-27E PHILIPS ADDITION TO SPRING GLEN LOT 11		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Market Value - Total	\$126,747	\$105,048	\$99,611
Market Value - Land	\$50,000	\$40,000	\$40,000
Market Value - Improved	\$76,747	\$65,048	\$59,611
Assessed Value - Total	\$112,333	\$102,121	\$92,838
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$10,212	\$9,283	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,856		
2021	\$1,986	\$130	6.98%
2022	\$2,174	\$188	9.46%

CHARACTERISTICS

Lot Frontage	65	Bedrooms	2
Lot Depth	148	Total Baths	1
Lot Acres	0.2219	Full Baths	1
Lot Sq Ft	9,667	Cooling Type	Central
County Use Code	Single Family	Heat Type	Forced Air
Land Use - State	Single Family	Heat Fuel Type	Electric
Land Use - CoreLogic	SFR	Roof Material	Asphalt
Building Type	Single Family	Roof Shape	Gable/Hip
Building Sq Ft	1,170	Interior Wall	Plaster
Gross Area	1,170	Exterior	Concrete Block
Total Bldg Sq Ft	1,170	Floor Cover	Carpet
Stories	1	Year Built	1952
Quality	Average	Effective Year Built	1975

FEATURES	
Building Description	Building Size
Base Area	980
Addition	130
Unfinished Storage	48
Addition	60

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-16 04:33:42
Sell Score	613		

ESTIMATED VALUE			
RealAVM™	\$193,100	Confidence Score	46
RealAVM™ Range	\$142,800 - \$243,300	Forecast Standard Deviation	26
Value As Of	07/10/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

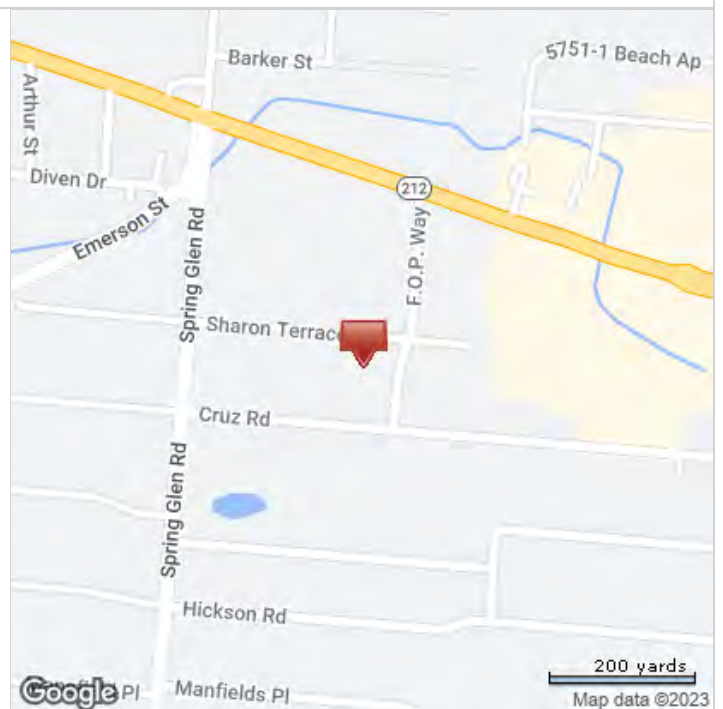
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
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Sale Date	04/1989	Deed Type	Warranty Deed
Sale Price	\$43,000	Owner Name	Harden Ernest D
Price Per Square Feet	\$36.75	Owner Name 2	Harden Linda L
Document Number	6696-117	Seller	Batteh James J

Recording Date	10/24/2019		
Sale/Settlement Date	08/25/2019	04/1989	01/1983
Sale Price	\$100	\$43,000	\$32,000
Nominal	Y		
Buyer Name	Harden Ernest D & Linda L	Harden Ernest	Batteh Jamal J
Seller Name	Harden Ernest D	Batteh James J	Henson Sandra
Document Number	18979-1742	6696-117	5608-2077
Document Type	Warranty Deed	Warranty Deed	Warranty Deed

PROPERTY MAP	
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*Lot Dimensions are Estimated

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 5538 SHARON TER
 Jacksonville FL 32207

Official Record Book/Page
 18979-01742

Tile #
 7433

5538 SHARON TER

Property Detail

RE #	135648-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02483 PHILIPS ADDN TO SPRING
Total Area	9667

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$76,747.00	\$87,027.00
Extra Feature Value	\$0.00	\$7,742.00
Land Value (Market)	\$50,000.00	\$50,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$126,747.00	\$144,769.00
Assessed Value	\$112,333.00	\$131,308.00
Cap Diff/Portability Amt	\$14,414.00 / \$0.00	\$13,461.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$112,333.00	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
18979-01742	4/25/2019	\$100.00	WD - Warranty Deed	Unqualified	Improved
06696-00117	4/20/1989	\$43,000.00	WD - Warranty Deed	Unqualified	Improved
05608-02077	1/19/1983	\$32,000.00	WD - Warranty Deed	Unqualified	Improved
05068-01180	2/29/1980	\$25,950.00	WD - Warranty Deed	Unqualified	Improved
03713-00195	5/1/1974	\$20,000.00	WD - Warranty Deed	Unqualified	Improved
03066-00294	1/6/1970	\$11,100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CVPR2	Covered Patio	1	13	12	156.00	\$2,690.00
2	SHWR2	Shed Wood	1	16	12	192.00	\$5,052.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	65.00	148.00	Common	1.00	Lot	\$50,000.00

Legal

LN	Legal Description
1	22-41 52-2S-27E
2	PHILIPS ADDITION TO SPRING GLEN
3	LOT 11

Buildings 

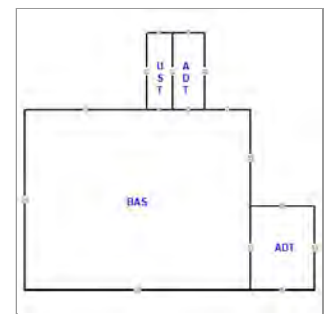
Building 1
 Building 1 Site Address
 5538 SHARON TER Unit
 Jacksonville FL 32207

Building Type	0101 - SFR 1 STORY
Year Built	1952
Building Value	\$87,027.00

Type	Gross Area	Heated Area	Effective Area
Base Area	980	980	980
Addition	130	130	117
Unfinished Storage	48	0	19
Addition	60	60	54
Total	1218	1170	1170

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	2.000	
Baths	1.000	



Rooms / Units	1.000	
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2022 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	\$112,333.00	\$0.00	\$112,333.00	\$1,168.46	\$1,271.26	\$1,165.58
Public Schools: By State Law	\$126,747.00	\$0.00	\$126,747.00	\$373.97	\$410.15	\$396.79
By Local Board	\$126,747.00	\$0.00	\$126,747.00	\$236.15	\$284.93	\$250.57
FL Inland Navigation Dist.	\$112,333.00	\$0.00	\$112,333.00	\$3.27	\$3.59	\$3.22
Water Mgmt Dist. SJRWMD	\$112,333.00	\$0.00	\$112,333.00	\$22.35	\$22.17	\$22.17
			Totals	\$1,804.20	\$1,992.10	\$1,838.33

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$105,048.00	\$102,121.00	\$0.00	\$102,121.00
Current Year	\$126,747.00	\$112,333.00	\$0.00	\$112,333.00

2022 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.

- [2022](#)

- [2021](#)

- [2020](#)

- [2019](#)


- [2018](#)

- [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](#)

Prepared by and Return to:
Ernest D. Harden
45040 State Rd 200
Callahan, FL 32011

WARRANTY DEED

1. **Grantor's name and address is:**

ERNEST D. HARDEN
45040 State Rd 200
Callahan, FL 32011

2. **Grantee's name and address is:**

Ernest D. Harden and Linda L. Harden, husband and wife
45040 State Rd 200
Callahan, FL 32011

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

See Exhibit A attached hereto and by reference made a part hereof,

together with all appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 135648-0000.

4. Grantor for love and affection plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever, except for (i) taxes subsequent to December 31, 2018, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.
6. Grantor represents and warrants that the Property does not constitute nor is adjacent to the homestead or residence of Grantor or a member of Grantor's family.

All signatures appear on following page(s).

NOTE: This deed is exempt from documentary stamp tax pursuant to Florida Administrative Code §12B-4.013(27).

Executed as of April 25, 2019.

1st Witness: Lillian Adams
Print Name: Lillian Adams

Ernest D. Harder
Print Name: Ernest D. Harder

2nd Witness: [Signature]
Print Name: Kiomara Quinones

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 25 day of April, 2019 by Ernest Harder (4) who is personally known to me or () who has produced (Florida Driver's License) as identification.

[Signature]
Notary Public, State of Florida
My Commission Expires:

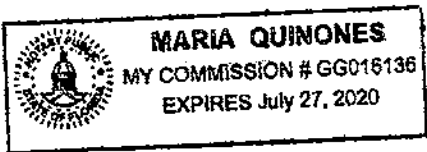


Exhibit A
Legal Description

122-41 52-2S-27E
2 PHILIPS ADDN TO SPRING GLEN
3 LOT 11

5538 SHARON TERRACE

560 Blairmore Blvd. W, Orange Park, FL 32218
Portfolio of 22 Homes



560 Blairmore Blvd. W, Orange Park, FL 32218
Portfolio of 22 Homes

















SEARCH CRITERIA			
Number of Comparables	18	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/21/2022 - 07/21/2023	Lot Area	6,813 - 9,217 Sq Ft
Living/Building Area	811 - 1,097 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$49,500	\$260,000	\$115,000	\$190,000	\$183,100
Price Per Sq Ft	\$51.89	\$272.54	\$105.22	\$200.84	\$194.27
Building Sq Ft	954	1,093	864	928	951
Bedrooms	3	4	2	3	3
Total Baths	2	2	2	2	2
Stories	1	1	1	1	1
Year Built	1972	1973	1962	1964	1965
Distance (miles)		1.67	0.01	1.18	1.15
Total Assessment	\$121,372	\$167,463	\$83,958	\$96,128	\$105,583
Total Market Value	\$121,372	\$167,463	\$83,958	\$96,128	\$105,583
Value Projected by Assessment	\$216,821				
Value Projected by Sq Ft	\$185,330				
RealAVM™ (1)	\$194,500	\$254,600	\$139,200	\$210,750	\$206,444





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	560 Blairmore Blvd W	556 Blairmore Blvd W	420 Virgo Ln	368 Arora Blvd
Property City	Orange Park	Orange Park	Orange Park	Orange Park
Property Zip	32073	32073	32073	32073
County	Clay	Clay	Clay	Clay
PID	01-04-25-011758-069-00	01-04-25-011758-068-00	01-04-25-011758-078-00	01-04-25-011324-000-00
Sale Date	05/08/1992	04/05/2023	05/12/2023	04/20/2023
Sale Price	\$49,500	\$140,000	\$260,000	\$227,000
Price Per Sq Ft	\$51.89	\$136.45	\$272.54	\$207.88
Building Sq Ft	954	1,026	954	1,092
Year Built	1972	1972	1973	1964
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RB	RB	RB	
Total Units	1	1	1	1
Stories	1	1	1	1
Bedrooms	3	3	2	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	1	1	2
Bathrooms (Half)	1	1	1	
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Enclosed	Enclosed	Enclosed	Carport
Roof Type	Gable	Gable	Gable	Gable
Pool			Vinyl	Vinyl
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	70	70	80
Lot Depth	115	115	112	114
Lot Acres	0.184	0.184	0.179	0.209
Lot Sq Ft	8,015	8,015	7,797	9,104
Annual Tax	\$1,902	\$706	\$946	\$2,043
Distance (miles)		0.01	0.23	0.65

	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	560 Blaimore Blvd W	331 Auriga Dr	144 Ursa St	169 Orion St
Property City	Orange Park	Orange Park	Orange Park	Orange Park
Property Zip	32073	32073	32073	32073
County	Clay	Clay	Clay	Clay
PID	01-04-25-011758-069-00	01-04-25-011463-000-00	06-04-26-011233-000-00	06-04-26-011240-000-00
Sale Date	05/08/1992	12/15/2022	03/13/2023	03/06/2023
Sale Price	\$49,500	\$115,000	\$200,000	\$200,000
Price Per Sq Ft	\$51.89	\$105.22	\$231.48	\$193.80
Building Sq Ft	954	1,093	864	1,032
Year Built	1972	1966	1964	1964
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RB			
Total Units	1	1	1	1
Stories	1	1	1	1
Bedrooms	3	2	3	4
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	1	1	2
Bathrooms (Half)	1	1	1	
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Enclosed		Garage	Carport
Roof Type	Gable	Gable	Gable	Gable
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	75	80	75
Lot Depth	115	110	110	110
Lot Acres	0.184	0.189	0.202	0.189
Lot Sq Ft	8,015	8,232	8,799	8,232
Annual Tax	\$1,902	\$210	\$1,547	\$1,680
Distance (miles)		0.97	0.99	1.02

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	560 Blaimore Blvd W	155 Parkwood Dr W	133 Meadowbrook Dr	503 Valderia Dr
Property City	Orange Park	Orange Park	Orange Park	Orange Park
Property Zip	32073	32073	32073	32073
County	Clay	Clay	Clay	Clay
PID	01-04-25-011758-069-00	06-04-26-011084-000-00	06-04-26-011118-000-00	07-04-26-011947-000-00
Sale Date	05/08/1992	06/12/2023	03/06/2023	11/16/2022
Sale Price	\$49,500	\$131,000	\$132,000	\$147,000
Price Per Sq Ft	\$51.89	\$127.31	\$152.78	\$159.78
Building Sq Ft	954	1,029	864	920
Year Built	1972	1962	1963	1964
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RB			RB
Total Units	1	1	1	1
Stories	1	1	1	1
Bedrooms	3	3	3	2
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	1	2	2
Bathrooms (Half)	1	1		
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Enclosed		Carport	Carport
Roof Type	Gable	Gable	Gable	Gable
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	73	75	70
Lot Depth	115	103	110	110
Lot Acres	0.184	0.172	0.189	0.176
Lot Sq Ft	8,015	7,492	8,232	7,666
Annual Tax	\$1,902	\$1,603	\$1,486	\$1,684
Distance (miles)		1.14	1.15	1.17


	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	560 Blaimore Blvd W	514 Valderia Dr	255 Lee Dr	327 Sonora Dr
Property City	Orange Park	Orange Park	Orange Park	Orange Park
Property Zip	32073	32073	32073	32073
County	Clay	Clay	Clay	Clay
PID	01-04-25-011758-069-00	07-04-26-011984-000-00	06-04-26-011138-000-00	07-04-26-011978-000-00
Sale Date	05/08/1992	06/09/2023	02/22/2023	02/21/2023
Sale Price	\$49,500	\$235,000	\$215,000	\$150,000
Price Per Sq Ft	\$51.89	\$251.34	\$248.84	\$163.04
Building Sq Ft	954	935	864	920
Year Built	1972	1963	1963	1965
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RB	RB		RB
Total Units	1	1	1	1
Stories	1	1	1	1
Bedrooms	3	2	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	1	2	2
Bathrooms (Half)	1	1		
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Enclosed	Carport	Carport	Carport
Roof Type	Gable	Gable	Gable	Gable
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central		Central	
Lot Frontage	70	70	75	75
Lot Depth	115	110	110	114
Lot Acres	0.184	0.176	0.189	0.196
Lot Sq Ft	8,015	7,666	8,232	8,537
Annual Tax	\$1,902	\$1,442	\$1,499	\$609
Distance (miles)		1.19	1.24	1.26

	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	560 Blaimore Blvd W	304 Dunwoodie Rd	407 Gano Ave	465 Sigsbee Ct
Property City	Orange Park	Orange Park	Orange Park	Orange Park
Property Zip	32073	32073	32073	32073
County	Clay	Clay	Clay	Clay
PID	01-04-25-011758-069-00	06-04-26-010984-000-00	07-04-26-012241-000-00	07-04-26-012132-000-00
Sale Date	05/08/1992	12/28/2022	01/13/2023	04/04/2023
Sale Price	\$49,500	\$134,800	\$225,000	\$245,000
Price Per Sq Ft	\$51.89	\$156.02	\$222.33	\$266.30
Building Sq Ft	954	864	1,012	920
Year Built	1972	1962	1966	1966
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RB		RB	RB
Total Units	1	1	1	1
Stories	1	1	1	1
Bedrooms	3	3	3	2
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	1	2	2
Bathrooms (Half)	1	1		
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Enclosed	Carport	Garage	Carport
Roof Type	Gable	Gable	Gable	Gable
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	
Lot Frontage	70	72	75	74
Lot Depth	115	110	110	117
Lot Acres	0.184	0.181	0.189	0.198
Lot Sq Ft	8,015	7,884	8,232	8,624
Annual Tax	\$1,902	\$1,539	\$2,390	\$1,588
Distance (miles)		1.51	1.53	1.61

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	560 Blaimore Blvd W	395 Gwinnett Rd	345 Gwinnett Rd	320 Gwinnett Rd
Property City	Orange Park	Orange Park	Orange Park	Orange Park
Property Zip	32073	32073	32073	32073
County	Clay	Clay	Clay	Clay
PID	01-04-25-011758-069-00	06-04-26-011044-000-00	06-04-26-011039-000-00	06-04-26-011054-000-00
Sale Date	05/08/1992	03/03/2023	12/08/2022	03/06/2023
Sale Price	\$49,500	\$180,000	\$225,000	\$134,000
Price Per Sq Ft	\$51.89	\$208.33	\$260.42	\$132.94
Building Sq Ft	954	864	864	1,008
Year Built	1972	1962	1962	1963
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RB			
Total Units	1	1	1	1
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)	1	1	1	1
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Enclosed	Carport	Garage	Carport
Roof Type	Gable	Gable	Gable	Gable
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	72	72	72
Lot Depth	115	110	110	110
Lot Acres	0.184	0.181	0.181	0.181
Lot Sq Ft	8,015	7,884	7,884	7,884
Annual Tax	\$1,902	\$1,493	\$1,492	\$1,607
Distance (miles)		1.63	1.64	1.67

560 Blairmore Blvd W, Orange Park, FL 32073-3248, Clay County

APN: 01-04-25-011758-069-00 CLIP: 2261197947

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	1	1	\$49,500	05/08/1992
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	954	8,015	1972	SFR	

OWNER INFORMATION			
Owner Name	Trust 640	Owner Address Zip Code	32211
Mail Owner Name	Trust 640	Owner Address ZIP + 4 Code	5634
Owner Address	900 Cesery Blvd #107	Owner Address Carrier Route	C003
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION			
Subdivision	Meadowbrook	School District	Clay County SD
Section	01	High School District/School Name	1200300
Township	04	Elementary School District	1200300
Range	25	Neighborhood Code	520-520
Property Zip	32073	Zoning	RB
Property Zip+4	3248	Taxing Authority	Clay County
Property Carrier Route	C010	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	A
Census Tract	303.05	Flood Zone Date	03/17/2014
Census Block Group	2	Flood Zone Panel	12019C0070E

TAX INFORMATION			
PID	01-04-25-011758-069-00	Block #	32
Parcel ID	01042501175806900	Lot #	34
% Improved	84%	Legal Unit #	1
Tax Area	1		
Legal Description	LOT 34 BLK 32 MEADOWBROOK 10 AS REC O R 3751 PG 1912		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$121,372	\$95,402	\$88,835
Market Value - Land	\$20,000	\$20,000	\$20,000
Market Value - Improved	\$101,372	\$75,402	\$68,835
Assessed Value - Total	\$103,725	\$94,296	\$85,724
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$9,429	\$8,572	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,552		
2021	\$1,701	\$149	9.59%
2022	\$1,902	\$201	11.79%

CHARACTERISTICS			
Lot Frontage	70	Half Baths	1
Lot Depth	115	Cooling Type	Central
Lot Shape	Lt	Heat Type	Forced Air
Lot Acres	0.184	Heat Fuel Type	Electric
Lot Sq Ft	8,015	Porch	Open Porch
Land Use - State	Single Family	Patio Type	Patio
Land Use - CoreLogic	SFR	Garage Type	Enclosed
Building Type	Single Family	Garage Sq Ft	336
Building Sq Ft	954	Roof Type	Gable
Gross Area	1,447	Roof Material	Shingle
Total Bldg Sq Ft	1,210	Roof Shape	Gable/Hip
Stories	1	Interior Wall	Drywall
Quality	Average	Exterior	Concrete Block
Total Units	1	Floor Cover	Carpet
Bedrooms	3	Year Built	1972

Total Baths	2	Effective Year Built	1972
Full Baths	1		

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
0642	S	256	8	32	1972
0650	S	68	4	17	1972
0677	S	120			1972
0182	S	176			1972
0360	S	120	10	12	1995

Feature Type	Value
0642	
0650	
0677	
0182	\$598
0360	\$184

Building Description	Building Size
Base Area	954
Patio	105
F Enc Garg	336
F Opn Prch	52

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-16 04:33:33
Sell Score	574		

ESTIMATED VALUE			
RealAVM™	\$194,500	Confidence Score	52
RealAVM™ Range	\$153,900 - \$235,000	Forecast Standard Deviation	21
Value As Of	07/10/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

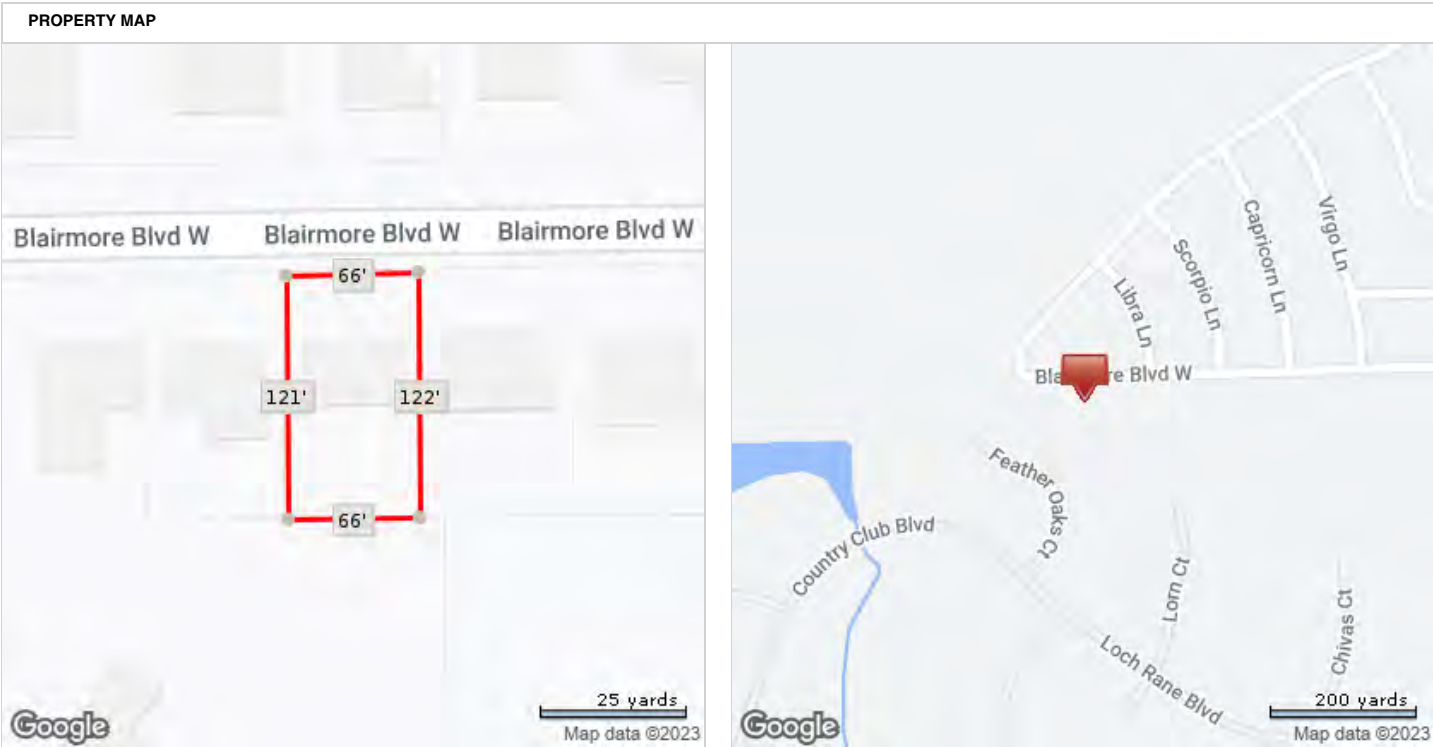
LAST MARKET SALE & SALES HISTORY			
Sale Date	05/08/1992	Document Number	1414-71
Sale Price	\$49,500	Deed Type	Deed (Reg)
Price Per Square Feet	\$51.89	Owner Name	Trust 640

Recording Date	05/28/2015	08/23/2000		
Sale/Settlement Date	05/28/2015	07/16/2000	05/08/1992	04/23/1991
Sale Price	\$30,832		\$49,500	
Nominal		Y		
Buyer Name	Trust 640	Boyles Gloria E	Boyles Gloria E	Owner Record
Seller Name	Tax Collector Of Clay County	Painschaub James J		Owner Record
Document Number	3751-1912	1881-1557	1414-71	1378-1342
Document Type	Tax Deed	Quit Claim Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	08/23/2000
Mortgage Amount	\$56,250
Mortgage Lender	Equicredit Corp/America
Mortgage Code	Conventional

FORECLOSURE HISTORY				
Document Type	Release Of Lis Pendens/Notice	Lis Pendens	Release Of Lis Pendens/Notice	Lis Pendens
Foreclosure Filing Date		03/16/2010		
Recording Date	09/21/2010	03/31/2010	11/30/2009	10/13/2005

Document Number	51493	15560	59052	76646
Book Number	3242	3194	3162	2615
Page Number	2157	395	186	1969
Original Book Page		1881001558		
Lien Type		Mtg		Mtg



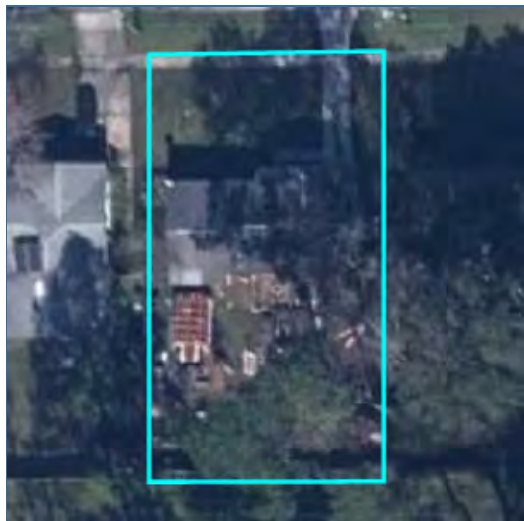
*Lot Dimensions are Estimated

Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 01-04-25-011758-069-00
Location Address 560 W BLAIRMORE Blvd
 Orange Park 32073
Brief Tax Description* LOT 34 BLK 32 MEADOWBROOK 10 AS REC O R 3751 PG 1912
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code Single Family (0100)
Sec/Twp/Rng 1/4/25
Tax District Tax Dist 001
Millage Rate 15.2174
Acreage 0.184
Homestead No

Map



Owner Information

TRUST 640
 900 Cesery Blvd
 Ste 107
 Jacksonville FL 32211

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
SINGLE FAMILY (0100)	1.00	Residential Lot	Site	70	115

Buildings

Building 1	Effective Year Built 1972
Building Type Single Family / 0100	Frame
Gross Sq Ft 1,447	Roof Type GABLE/HIP
Finished Sq Ft 954	Roof Coverage SHINGLE
Stories 1.0 Stories	Flooring Type CARPET
Heat AIR DUCTED	Heating Type AIR DUCTED
Interior Walls DRYWALL	Bedrooms 3
Exterior Walls CONC BLOCK with 30% CB STUCCO	Full Bathrooms 1
Year Built 1972	Half Bathrooms 1

Yard Items

Description	Full Description	Year Built	Size	Quantity	Units
CONC DW 1/1300	CONCRETE DRIVEWAY 1 - 1300 SF	1972	32 x 8	1	256 SF
DECK FAIR	DECK - FAIR	1972	0 x 0	1	176 SF
SIDEWALK C	SIDEWALK - CONCRETE	1972	17 x 4	1	68 SF
STORAGE M	STORAGE M	1995	12 x 10	1	120 SF
WOOD P 6'	WOOD P 6'	1972	0 x 0	1	120 SF

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
5/28/2015	\$30,900	Tax Deed	3751	1912	Unqualified - UNQUAL/FEDERAL/STATE/LOCAL GOV	18	No	Improved	CLAY COUNTY CLERK OF COURT	TRUST 640
7/16/2000	\$100	Quit Claim Deed	1881	1557	Qualified	01	No	Improved	PAINSCHAUB JAMES J	BOYLES GLORIA E
5/8/1992	\$49,500	Warranty Deed	1414	71	Qualified		No	Improved	SHARP TRUST	BOYLES & PAINSCHAB
4/23/1991	\$100	Trustee's Deed	1378	1342	Qualified	01	No	Improved	FLORENCE SHARP	FLORENCE SHARP/TRUST

For detailed information on applying the transfer codes, click [HERE](#)

Recent Sales in Area

Sale date range:

From:

07/26/2013

To:

07/26/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

Valuation

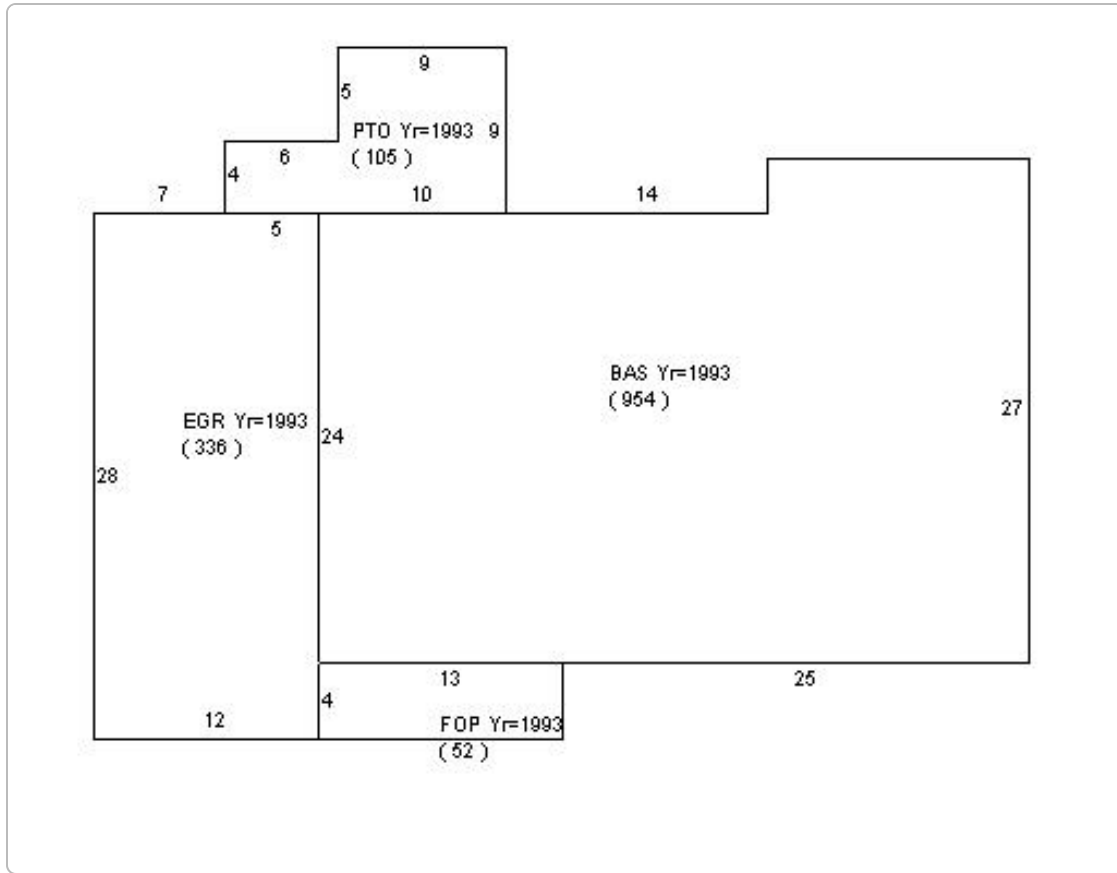
	2022 Certified	2021 Certified	2020 Certified	2019 Certified
+ Building Value	\$100,612	\$74,633	\$68,058	\$67,287
+ Extra Features Value	\$760	\$769	\$777	\$782
+ Land Value	\$20,000	\$20,000	\$20,000	\$20,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$121,372	\$95,402	\$88,835	\$88,069
= Total Assessed Value	\$103,725	\$94,296	\$85,724	\$77,931
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$103,725	\$94,296	\$85,724	\$77,931
Maximum Save Our Homes Portability	\$17,647	\$1,106	\$3,111	\$10,138

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Property Record Card

[2022 Property Record Card \(PDF\)](#)

Sketches



No data available for the following modules: Photos.

The Clay County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CLAY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSION

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[Last Data Upload: 7/26/2023, 6:51:20 AM](#)

Contact Us



Tax Deed File No. 3606/2012
Property Identification No. 010425-011758-069-00

Tax Deed

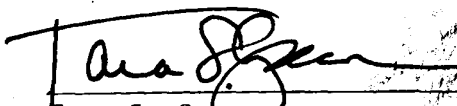
State of Florida

County of Clay


The following Tax Sale Certificate Numbered 3606 issued on May 31, 2012 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land, such land was on the day of October 22, 2014 ~~xxxxxxx~~ offered for sale as required by law for cash to the highest bidder and there being no bidders at the public sale, was placed upon the list entitled "LANDS AVAILABLE FOR TAXES," per F.S. 197.502(7).

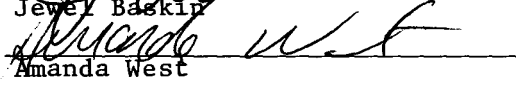
Now, on this 28th day of May, ~~19~~ 2015, in the County of Clay, State of Florida, in consideration of the sum of 30,832.49 ~~---Thirty Thousand Eight Hundred Thirty-Two Dollars and Forty Nine cents 49/100~~ Dollars, pursuant to the Laws of Florida, the Clerk does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description to Trust 640 C/o Ernest Harden whose address is 753 University Blvd North, Jacksonville, FL32211 The land situated in the County and State aforesaid is described as follows:

LOT 34 BLK 32 MEADOWBROOK 10 AS REC O R 1414 PG 71 & 1881 PG 1557



Tara S. Green
Clerk of the Circuit Court
Clay County, Florida (Seal)

Witness:


Jewel Baskin


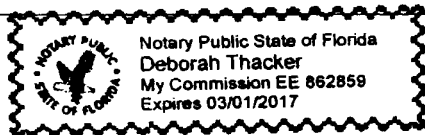
Amanda West

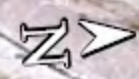
State of Florida
County of Clay

On this 28th day of May 2015, ~~19~~ before me Deborah Thacker personally appeared Tara S. Green Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes there in mentioned.

Witness my hand and office seal date aforesaid. Deborah Thacker

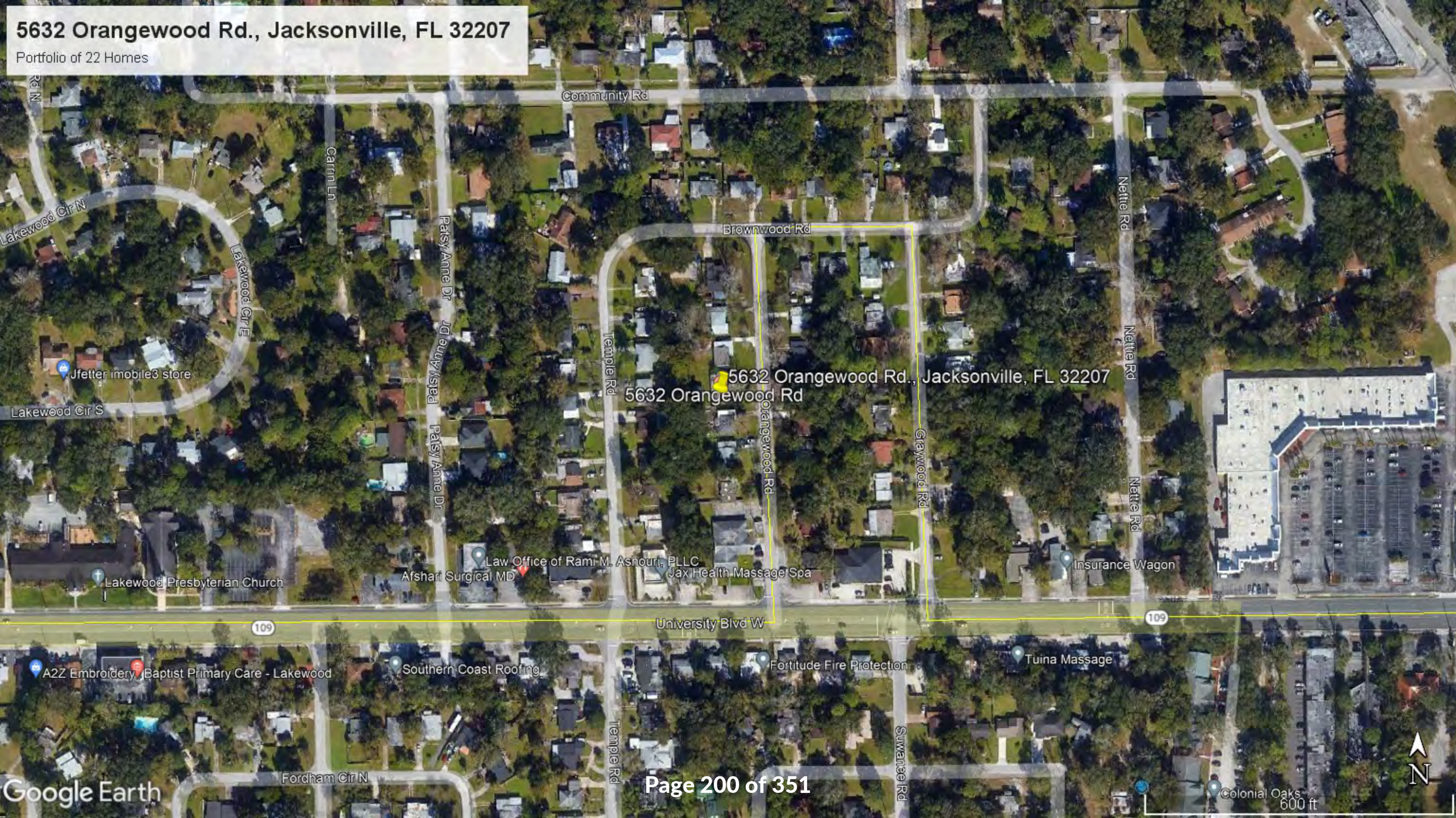
This instrument prepared by:
Deborah Thacker
P O Box 698
Green Cove Springs, Fl 32043





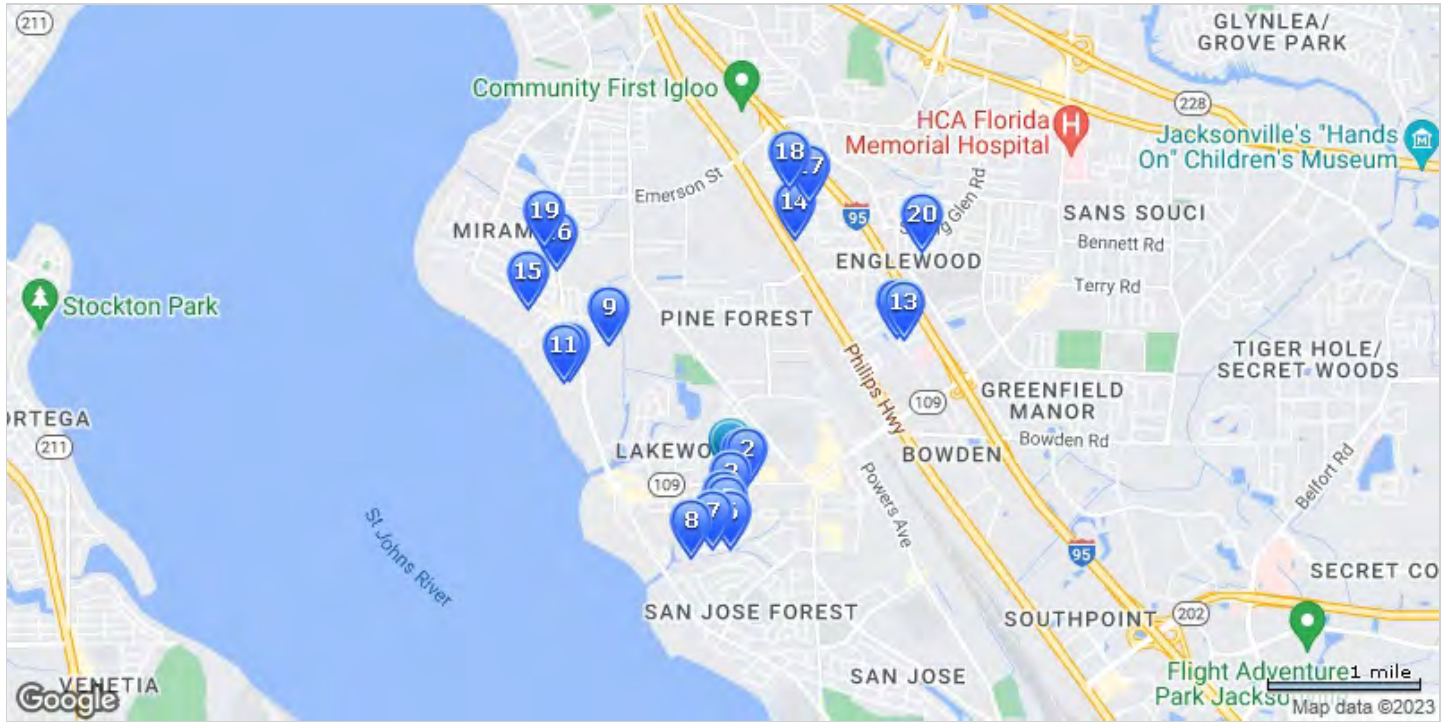
5632 Orangewood Rd., Jacksonville, FL 32207

Portfolio of 22 Homes



5632 Orangewood Rd., Jacksonville, FL 32207





5632 Orangewood Rd











SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	6,643 - 8,987 Sq Ft
Living/Building Area	1,254 - 1,696 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price		\$465,000	\$93,000	\$294,750	\$289,600
Price Per Sq Ft		\$287.39	\$56.02	\$207.00	\$200.68
Building Sq Ft	1,475	1,660	1,286	1,427	1,456
Bedrooms	4	4	2	3	3
Total Baths	2	3	1	2	2
Stories	1	1	1	1	1
Year Built	1950	1958	1940	1950	1951
Distance (miles)		1.71	0.08	1.10	0.97
Total Assessment	\$160,515	\$349,086	\$110,796	\$182,534	\$207,114
Total Market Value	\$160,515	\$349,086	\$110,796	\$182,534	\$207,114
Value Projected by Assessment	\$229,708				
Value Projected by Sq Ft	\$295,999				
RealAVM™ (1)	\$251,800	\$467,400	\$232,600	\$294,600	\$308,840





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	5632 Oranewood Rd	5664 Graywood Rd	5663 Graywood Rd	6154 Mercer Cir W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32217
County	Duval	Duval	Duval	Duval
PID	147920-0000	147904-0000	147894-0000	146772-0000
Sale Date	10/06/1997	11/07/2022	12/20/2022	10/28/2022
Sale Price		\$306,000	\$250,000	\$250,000
Price Per Sq Ft		\$213.09	\$194.40	\$151.24
Building Sq Ft	1,475	1,436	1,286	1,653
Main Area	1,475	1,436	934	1,005
Year Built	1950	1950	1950	1950
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	CRO	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	2	3	3
Bathrooms (Total)	2	1	1	2
Bathrooms (Full)	2	1	1	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Plaster	Plaster
Exterior	Concrete Blk Stucco	Single Siding	Concrete Blk Stucco	Concrete Blk Stucco
Garage Type	Carport	Carport	Carport	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	73	65	70
Lot Depth	120	120	120	110
Lot Acres	0.1794	0.1986	0.1791	0.1768
Lot Sq Ft	7,815	8,649	7,800	7,703
Annual Tax	\$2,820	\$2,099	\$1,774	\$3,341
Distance (miles)		0.08	0.10	0.18




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	5632 Orangewood Rd	6216 Temple Rd	6237 Temple Rd	6416 Mercer Cir W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32217	32217	32217
County	Duval	Duval	Duval	Duval
PID	147920-0000	146900-0000	146895-0000	146885-0000
Sale Date	10/06/1997	02/17/2023	05/12/2023	05/30/2023
Sale Price		\$256,000	\$290,000	\$299,500
Price Per Sq Ft		\$191.47	\$202.80	\$211.21
Building Sq Ft	1,475	1,337	1,430	1,418
Main Area	1,475	1,051	1,100	1,230
Year Built	1950	1951	1952	1952
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	2	1	1	2
Bathrooms (Half)			1	
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco
Garage Type	Carport			Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	70	70	75
Lot Depth	120	110	110	110
Lot Acres	0.1794	0.1767	0.176	0.1902
Lot Sq Ft	7,815	7,696	7,666	8,285
Annual Tax	\$2,820	\$2,984	\$3,062	\$2,410
Distance (miles)		0.29	0.31	0.40

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	5632 Orangewood Rd	6404 Wesleyan Rd	6471 Fordham Cir E	4554 Rosewood Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32217	32217	32207
County	Duval	Duval	Duval	Duval
PID	147920-0000	146926-0000	146966-0000	100125-0000
Sale Date	10/06/1997	04/24/2023	05/26/2023	12/29/2022
Sale Price		\$329,000	\$308,000	\$320,000
Price Per Sq Ft		\$246.63	\$225.81	\$239.70
Building Sq Ft	1,475	1,334	1,364	1,335
Main Area	1,475	1,334	1,174	1,183
Year Built	1950	1953	1954	1948
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	2	1
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)			1	
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco	Brick
Garage Type	Carport	Carport	Garage	Garage
Pool			Pool	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	70	110	73
Lot Depth	120	110	79	119
Lot Acres	0.1794	0.1768	0.181	0.2022
Lot Sq Ft	7,815	7,700	7,886	8,807
Annual Tax	\$2,820	\$1,204	\$1,564	\$3,156
Distance (miles)		0.41	0.51	1.06

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	5632 Orangewood Rd	1342 Jean Ct	1324 Jean Ct	4767 Southland Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	147920-0000	099233-0000	099231-0000	153320-0000
Sale Date	10/06/1997	12/23/2022	04/14/2023	03/06/2023
Sale Price		\$420,500	\$465,000	\$160,000
Price Per Sq Ft		\$257.82	\$287.39	\$99.13
Building Sq Ft	1,475	1,631	1,618	1,614
Main Area	1,475	1,631	1,212	1,012
Year Built	1950	1948	1948	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-90	RLD-90	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	1
Bathrooms (Half)				1
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Block
Garage Type	Carport	Detached Garage	Detached Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	70	70	80
Lot Depth	120	128	128	110
Lot Acres	0.1794	0.1969	0.1969	0.2
Lot Sq Ft	7,815	8,575	8,575	8,710
Annual Tax	\$2,820	\$4,003	\$6,157	\$2,833
Distance (miles)		1.09	1.11	1.26


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	5632 Orangewood Rd	4788 Southland Dr	4230 Driscoll St	4379 San Jose Blvd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	147920-0000	153356-0000	127733-0000	099773-0000
Sale Date	10/06/1997	05/05/2023	12/02/2022	05/05/2023
Sale Price		\$250,000	\$250,000	\$375,000
Price Per Sq Ft		\$161.19	\$163.51	\$284.74
Building Sq Ft	1,475	1,551	1,529	1,317
Main Area	1,475	1,551	1,188	1,031
Year Built	1950	1958	1957	1942
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	4	4	2
Bathrooms (Total)	2	2	3	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)			1	
Interior Wall	Drywall	Drywall	Plaster	Plaster
Exterior	Concrete Blk Stucco	Concrete Block	Concrete Block	Brick
Garage Type	Carport	Carport	Carport	Detached Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	75	80	70
Lot Depth	120	110	110	110
Lot Acres	0.1794	0.1875	0.2041	0.1752
Lot Sq Ft	7,815	8,166	8,890	7,630
Annual Tax	\$2,820	\$2,991	\$1,591	\$4,669
Distance (miles)		1.28	1.43	1.53

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	5632 Orangewood Rd	4035 Birmingham Rd	3643 Mimosa Dr	3526 Formosa Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	147920-0000	099819-0000	127609-0000	127551-0000
Sale Date	10/06/1997	02/08/2023	06/07/2023	11/22/2022
Sale Price		\$380,000	\$93,000	\$180,000
Price Per Sq Ft		\$253.33	\$56.02	\$131.58
Building Sq Ft	1,475	1,500	1,660	1,368
Main Area	1,475	1,500	846	1,368
Year Built	1950	1949	1950	1950
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	1	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Plaster	Drywall	Plaster
Exterior	Concrete Blk Stucco	Brick	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Garage	
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	65	70	70	70
Lot Depth	120	125	115	115
Lot Acres	0.1794	0.2001	0.16	0.1694
Lot Sq Ft	7,815	8,717	6,970	7,381
Annual Tax	\$2,820	\$2,350	\$744	\$2,085
Distance (miles)		1.57	1.65	1.70

	Subject Property	Comparable 19	Comparable 20
			
Address	5632 Orangewood Rd	3929 Gadsden Rd	4228 Camellia Cir W
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32207	32207	32207
County	Duval	Duval	Duval
PID	147920-0000	082887-0000	126983-0000
Sale Date	10/06/1997	03/03/2023	11/14/2022
Sale Price		\$365,000	\$245,000
Price Per Sq Ft		\$256.32	\$186.17
Building Sq Ft	1,475	1,424	1,316
Main Area	1,475	1,415	1,316
Year Built	1950	1940	1958
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	4	3	3
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	1	2
Bathrooms (Half)		1	
Interior Wall	Drywall	Plaster	Plaster
Exterior	Concrete Blk Stucco	Brick	Concrete Block
Garage Type	Carport	Garage	Garage
Pool			
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	65	55	75
Lot Depth	120	155	110
Lot Acres	0.1794	0.1948	0.205
Lot Sq Ft	7,815	8,487	8,931
Annual Tax	\$2,820	\$4,108	\$1,048
Distance (miles)		1.71	1.71

5632 Orangewood Rd, Jacksonville, FL 32207-7846, Duval County

APN: 147920-0000 CLIP: 9314591425

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	2	N/A	N/A	10/06/1997
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,475	7,815	1950	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Husband/Wife
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION			
Subdivision	Longwood	School District	Duval County SD
Section	07	High School District/School Name	1200480
Township	03S	Elementary School District	1200480
Range	27E	Neighborhood Code	3163002-3163002
Property Zip	32207	Zoning	RLD-60
Property Zip+4	7846	Taxing Authority	General Services
Property Carrier Route	C018	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	163.00	Flood Zone Date	11/02/2018
Census Block Group	1	Flood Zone Panel	12031C0369J
Map 1	4411		

TAX INFORMATION			
PID	147920-0000	Block #	3
Parcel ID	1479200000	Lot #	4
% Improved	66%	Legal Unit #	GS
Tax Area	GS		
Legal Description	21-79 07-3S-27E LONGWOOD UNIT 1 LOT 4 BLK 3		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$160,515	\$140,863	\$123,651
Market Value - Land	\$55,000	\$55,000	\$45,000
Market Value - Improved	\$105,515	\$85,863	\$78,651
Assessed Value - Total	\$149,617	\$136,016	\$123,651
Assessed Value - Land			\$45,000
Assessed Value - Improved			\$78,651
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$13,601	\$12,365	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,389		
2021	\$2,620	\$231	9.68%
2022	\$2,820	\$199	7.6%

CHARACTERISTICS			
Lot Frontage	65	Full Baths	2
Lot Depth	120	Cooling Type	Central
Lot Acres	0.1794	Heat Type	Forced Air
Lot Sq Ft	7,815	Heat Fuel Type	Electric
County Use Code	Single Family	Porch	Screened/Unfinished Porch
Land Use - State	Single Family	Garage Type	Carport
Land Use - CoreLogic	SFR	Garage Sq Ft	576
Building Type	Single Family	Roof Material	Roll Composition
Building Sq Ft	1,475	Roof Shape	Flat
Gross Area	1,475	Interior Wall	Drywall
Total Bldg Sq Ft	1,533	Exterior	Concrete Blk Stucco

Stories	1	Floor Cover	Carpet
Quality	Average	Year Built	1950
Bedrooms	4	Effective Year Built	1970
Total Baths	2		

FEATURES					
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Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Gar/Util/W	S	576	24	24	1999

Feature Type	Value
Gar/Util/W	\$3,940

Building Description	Building Size
Unfinished Scrnd Porch	234
Base Area	1,475

SELL SCORE			
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Rating	Moderate	Value As Of	2023-07-23 04:34:13
Sell Score	578		

ESTIMATED VALUE			
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RealAVM™	\$251,800	Confidence Score	66
RealAVM™ Range	\$221,300 - \$282,200	Forecast Standard Deviation	12
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
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Recording Date	02/19/1998	Owner Name	Harden Ernest D
Sale Date	10/06/1997	Owner Name 2	Harden Linda L
Document Number	8855-663	Seller	Dees Allen
Deed Type	Quit Claim Deed		

Recording Date	06/25/2002	03/28/2002	02/19/1998		
Sale/Settlement Date	06/12/2002	11/06/2001	10/06/1997	12/1991	09/1986
Sale Price	\$18,000			\$61,000	\$64,100
Nominal		Y			
Buyer Name	Harden Ernest D & Linda L	Harden Ernest	Harden Ernest D	Dees Allan	Harden Ernest D & L
Seller Name	Harden Ernest D	Dees Douglas A	Dees Allen	Harden Ernest D	Batteh Jamal J
Document Number	10545-1410	10417-1786	8855-663	7279-191	6197-628
Document Type	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed	Warranty Deed	Warranty Deed

Recording Date	
Sale/Settlement Date	07/1984
Sale Price	\$49,900
Nominal	
Buyer Name	Batteh Jamal J
Seller Name	Kreuger Jean A
Document Number	5824-420
Document Type	Warranty Deed

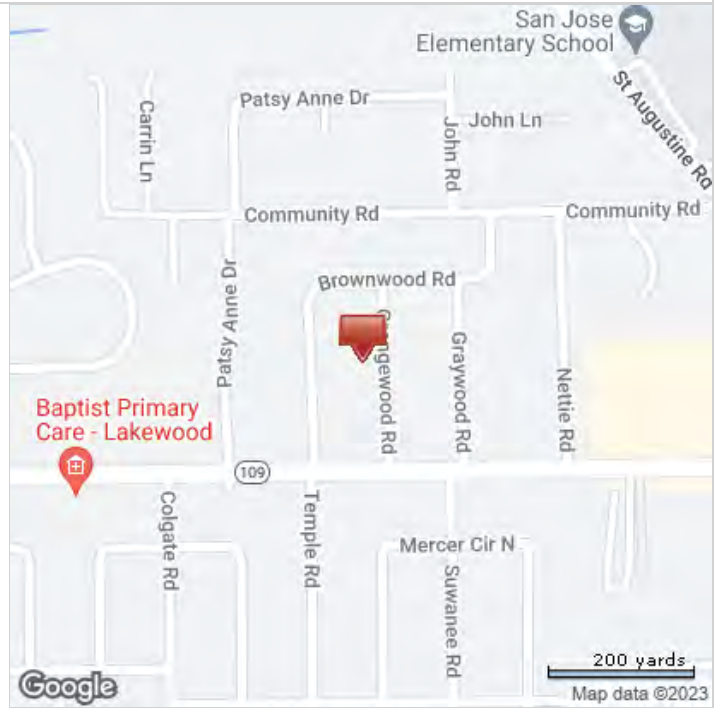
MORTGAGE HISTORY					
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Mortgage Date	06/12/2013	02/07/2008	06/25/2002		
Mortgage Amount	\$141,400	\$148,000	\$63,317	\$61,000	\$47,400
Mortgage Lender	Green Tree Servicing L LC	Bank Of America	Bank Of America		
Mortgage Code	Conventional	Conventional	Conventional	Private Party Lender	Private Party Lender

PROPERTY MAP



*Lot Dimensions are Estimated



HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 5632 ORANGEWOOD RD
 Jacksonville FL 32207

Official Record Book/Page
 05824-00420

Tile #
 7507

5632 ORANGEWOOD RD

Property Detail

RE #	147920-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02714 LONGWOOD UNIT 01
Total Area	7815

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$101,575.00	\$116,328.00
Extra Feature Value	\$3,940.00	\$4,556.00
Land Value (Market)	\$55,000.00	\$65,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$160,515.00	\$185,884.00
Assessed Value	\$149,617.00	\$164,578.00
Cap Diff/Portability Amt	\$10,898.00 / \$0.00	\$21,306.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$149,617.00	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
05824-00420	7/6/1984	\$49,900.00	WD - Warranty Deed	Unqualified	Improved
06197-00628	9/11/1986	\$64,100.00	WD - Warranty Deed	Unqualified	Improved
07279-00191	12/23/1991	\$61,000.00	WD - Warranty Deed	Qualified	Improved
08855-00663	10/6/1997	\$100.00	QC - Quit Claim	Unqualified	Improved
10417-01786	11/6/2001	\$100.00	QC - Quit Claim	Unqualified	Improved
10545-01410	6/12/2002	\$18,000.00	QC - Quit Claim	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRWR2	Garage/Util Bdg Wood	1	24	24	576.00	\$4,556.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	65.00	120.00	Common	1.00	Lot	\$65,000.00

Legal

LN	Legal Description
1	21-79 07-3S-27E
2	LONGWOOD UNIT 1
3	LOT 4 BLK 3

Buildings 

Building 1

Building 1 Site Address
 5632 ORANGEWOOD RD Unit
 Jacksonville FL 32207

Building Type	0101 - SFR 1 STORY
Year Built	1950
Building Value	\$116,328.00

Type	Gross Area	Heated Area	Effective Area
Unfin Screened Porch	234	0	58
Base Area	1475	1475	1475
Total	1709	1475	1533

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	1	1 Flat
Roofing Cover	2	2 Rolled Comp
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	2.000	
Rooms / Units	1.000	



2022 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	\$149,617.00	\$0.00	\$149,617.00	\$1,556.28	\$1,693.20	\$1,552.44
Public Schools: By State Law	\$160,515.00	\$0.00	\$160,515.00	\$501.47	\$519.43	\$502.51
By Local Board	\$160,515.00	\$0.00	\$160,515.00	\$316.66	\$360.84	\$317.32
FL Inland Navigation Dist.	\$149,617.00	\$0.00	\$149,617.00	\$4.35	\$4.79	\$4.29
Water Mgmt Dist. SJRWMD	\$149,617.00	\$0.00	\$149,617.00	\$29.77	\$29.53	\$29.53
			Totals	\$2,408.53	\$2,607.79	\$2,406.09

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$140,863.00	\$136,016.00	\$0.00	\$136,016.00
Current Year	\$160,515.00	\$149,617.00	\$0.00	\$149,617.00

2022 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.

2022

2021

2020

2019


2018

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](#)

THIS INSTRUMENT PREPARED BY:
J. HOWARD SHEFFIELD, P.A.
4209 BAYMEADOWS ROAD
JACKSONVILLE, FL 32217

Doc# 2002177808
Book: 10545
Page: 1410
Filed & Recorded
06/25/2002 03:25:25 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.00
DEED DOC STAMP \$ 126.00
RECORDING \$ 5.00

RETURN TO: GRANTEE

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 12 day of June, 2002, by ERNEST D. HARDEN A/K/A ERNEST HARDEN, a married man ("Grantor"), conveying non-homestead property, whose address for mailing is 6474 Heckscher Drive, Jacksonville, FL 32226, to ERNEST D. HARDEN and LINDA L. HARDEN, husband and wife ("Grantee"), whose address is 6474 Heckscher Drive, Jacksonville, Florida 32226.

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise and quit claim unto said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of DUVAL, State of Florida, to-wit:

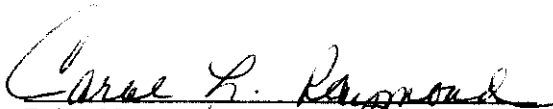
LOT 4, BLOCK 3, LONGWOOD UNIT 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 79, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL IDENTIFICATION NO.: 147920-0000

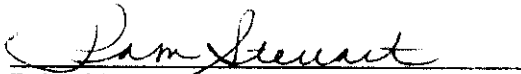
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said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

IN WITNESS WHEREOF, the said Grantor has set his hand and seal the day and year first above written.

Signed and sealed in
our presence:

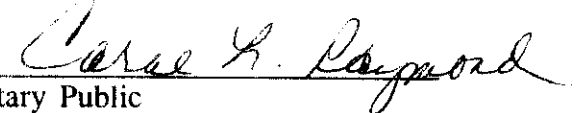

Print Name: CAROL L. RAYMOND


ERNEST D. HARDEN
A/K/A ERNEST HARDEN


Print Name: PAM STEWART

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged this 12 day of June, 2002 by Ernest D. Harden a/k/a Ernest Harden. He has produced drivers licenses as identification.


Notary Public
My Commission Expires:

D02-00857



508815
918305

①

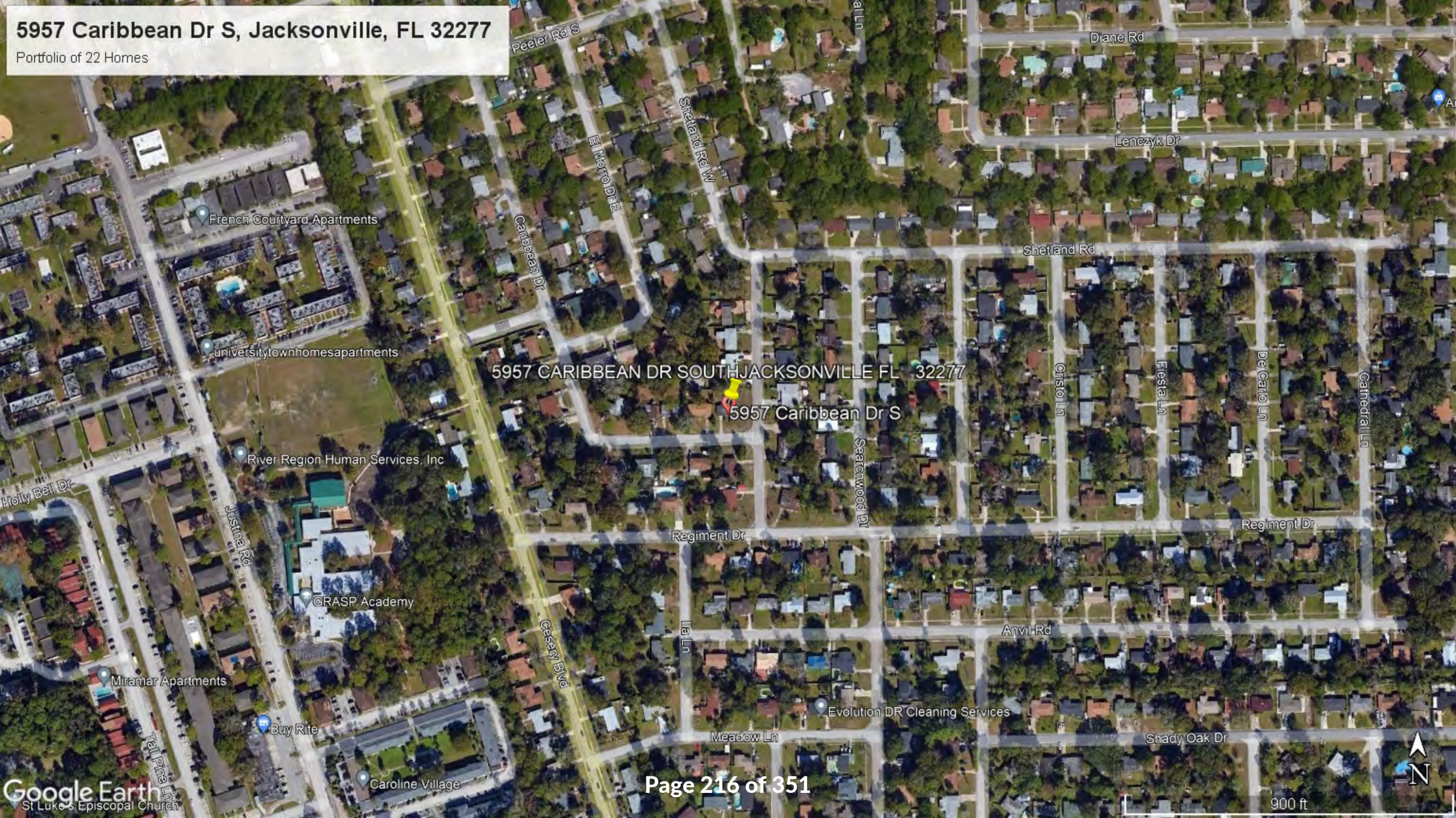
5957 Caribbean Dr S, Jacksonville, FL 32277

Portfolio of 22 Homes



5957 Caribbean Dr S, Jacksonville, FL 32277

Portfolio of 22 Homes

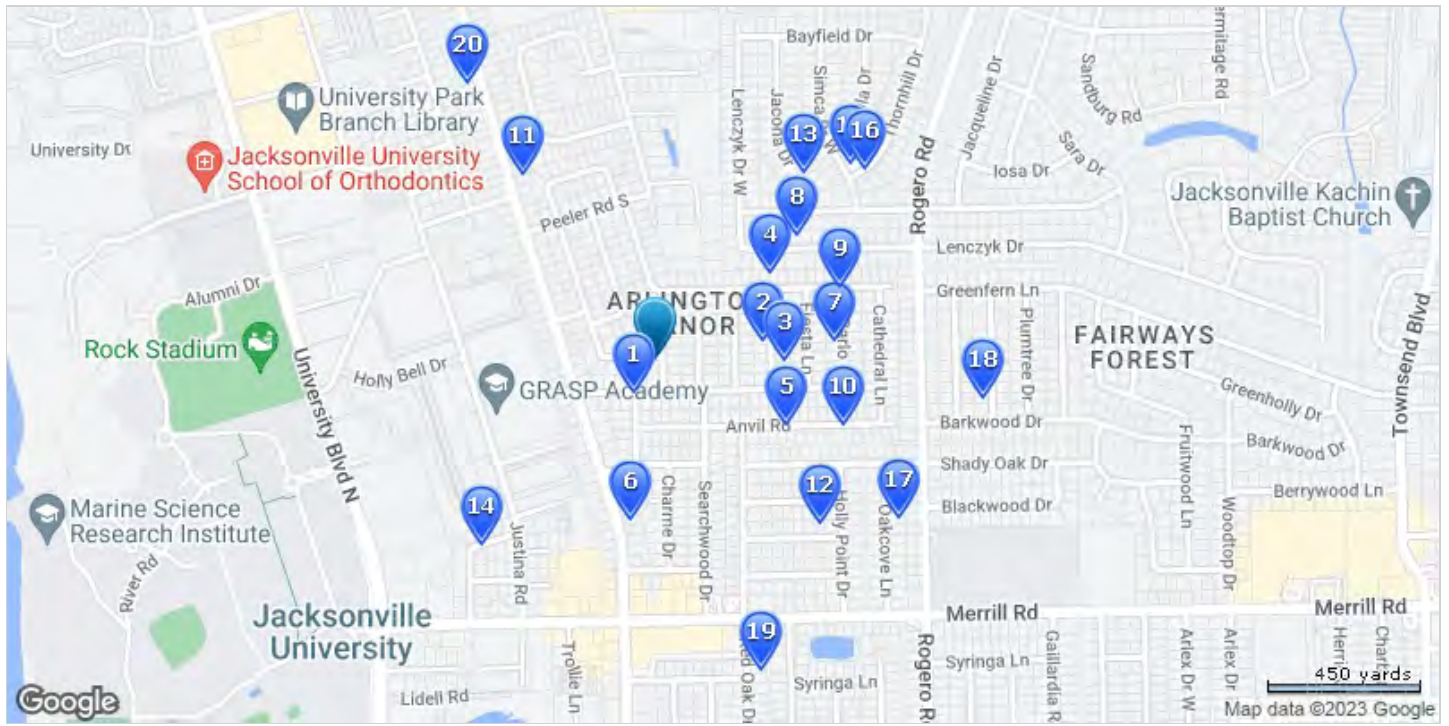


5957 CARIBBEAN DR SOUTH JACKSONVILLE FL 32277

5957 Caribbean Dr S







900 ft











SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/21/2022 - 07/21/2023	Lot Area	7,613 - 10,299 Sq Ft
Living/Building Area	1,173 - 1,587 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$58,000	\$267,500	\$23,286	\$242,500	\$215,219
Price Per Sq Ft	\$42.03	\$211.71	\$17.06	\$167.52	\$156.57
Building Sq Ft	1,380	1,568	1,178	1,387	1,378
Bedrooms	3	4	3	3	3
Total Baths	2	3	1	2	2
Stories	1	2	1	1	1
Year Built	1959	1969	1955	1959	1960
Distance (miles)		0.48	0.06	0.31	0.31
Total Assessment	\$138,458	\$183,998	\$124,042	\$152,254	\$152,624
Total Market Value	\$138,458	\$183,998	\$124,042	\$152,254	\$152,624
Value Projected by Assessment	\$196,101				
Value Projected by Sq Ft	\$216,066				
RealAVM™ (1)	\$219,200	\$267,700	\$150,000	\$250,900	\$241,850





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	5957 Caribbean Dr S	5937 Regiment Dr	3220 Cristo Ln	3205 Cristo Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	119428-0000	119420-0000	119344-0000	119317-0000
Sale Date	03/1991	04/07/2023	03/10/2023	02/24/2023
Sale Price	\$58,000	\$253,000	\$267,500	\$217,000
Price Per Sq Ft	\$42.03	\$191.67	\$175.99	\$154.01
Building Sq Ft	1,380	1,320	1,520	1,409
Main Area	1,170	1,320	912	1,193
Year Built	1959	1959	1960	1961
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	1	2
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)				1
Interior Wall	Plaster	Plaster	Drywall	Drywall
Exterior	Concrete Block	Brick	Concrete Block	Concrete Block
Garage Type	Carport	Garage		Carport
Pool		Pool		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	90	84	70	75
Lot Depth	100	100	108	108
Lot Acres	0.2056	0.196	0.1765	0.1797
Lot Sq Ft	8,956	8,539	7,690	7,826
Annual Tax	\$2,198	\$799	\$2,099	\$2,479
Distance (miles)		0.06	0.16	0.19




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	5957 Caribbean Dr S	6226 Lenczyk Dr	6227 Anvil Rd	2911 Cesery Blvd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	119428-0000	111892-0000	119230-0000	119136-0000
Sale Date	03/1991	12/28/2022	04/10/2023	10/28/2022
Sale Price	\$58,000	\$250,000	\$264,000	\$160,000
Price Per Sq Ft	\$42.03	\$203.42	\$168.37	\$120.48
Building Sq Ft	1,380	1,229	1,568	1,328
Main Area	1,170	1,229	1,040	1,148
Year Built	1959	1962	1959	1959
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	2	1
Bedrooms	3	3	4	3
Bathrooms (Total)	2	2	3	2
Bathrooms (Full)	2	1	3	2
Bathrooms (Half)		1		
Interior Wall	Plaster	Drywall	Drywall	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	90	80	75	75
Lot Depth	100	125	108	100
Lot Acres	0.2056	0.229	0.1901	0.18
Lot Sq Ft	8,956	9,977	8,281	7,842
Annual Tax	\$2,198	\$1,932	\$763	\$2,140
Distance (miles)		0.20	0.21	0.24

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	5957 Caribbean Dr S	3220 De Carlo Ln	6252 Diane Rd	6323 Shetland Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	119428-0000	119308-0000	111923-0000	119269-0000
Sale Date	03/1991	11/30/2022	04/21/2023	04/28/2023
Sale Price	\$58,000	\$23,286	\$236,500	\$195,800
Price Per Sq Ft	\$42.03	\$17.06	\$152.29	\$132.75
Building Sq Ft	1,380	1,365	1,553	1,475
Main Area	1,170	1,269	1,229	1,134
Year Built	1959	1961	1962	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	4
Bathrooms (Total)	2	2	2	3
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)			1	1
Interior Wall	Plaster	Drywall	Drywall	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Carport	
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	90	74	83	70
Lot Depth	100	108	110	111
Lot Acres	0.2056	0.1851	0.2055	0.1769
Lot Sq Ft	8,956	8,065	8,950	7,707
Annual Tax	\$2,198	\$2,661	\$801	\$3,121
Distance (miles)		0.26	0.27	0.28

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	5957 Caribbean Dr S	6325 Anvil Rd	3351 Cesery Blvd	6256 Green Pine Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	119428-0000	119224-0000	119536-0000	116722-0000
Sale Date	03/1991	01/06/2023	02/20/2023	03/23/2023
Sale Price	\$58,000	\$215,000	\$142,000	\$260,000
Price Per Sq Ft	\$42.03	\$166.28	\$120.54	\$180.31
Building Sq Ft	1,380	1,293	1,178	1,442
Main Area	1,170	1,040	1,178	1,442
Year Built	1959	1959	1959	1956
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	1	2	2
Bathrooms (Half)		1		
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport		Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	90	73	71	80
Lot Depth	100	108	135	108
Lot Acres	0.2056	0.182	0.2109	0.2079
Lot Sq Ft	8,956	7,927	9,188	9,056
Annual Tax	\$2,198	\$2,521	\$2,775	\$2,468
Distance (miles)		0.29	0.33	0.34


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	5957 Caribbean Dr S	3445 Jacona Dr	2862 Yellow Pine Dr	3453 Simca Dr W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	119428-0000	112040-0000	113291-0000	111989-0000
Sale Date	03/1991	06/01/2023	04/18/2023	04/21/2023
Sale Price	\$58,000	\$240,000	\$145,000	\$255,000
Price Per Sq Ft	\$42.03	\$166.67	\$98.71	\$171.72
Building Sq Ft	1,380	1,440	1,469	1,485
Main Area	1,170	1,440	1,025	1,485
Year Built	1959	1969	1955	1963
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	4	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Plaster	Drywall	Plaster	Drywall
Exterior	Concrete Block	Brick	Brick	Concrete Block
Garage Type	Carport	Garage		Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	90	75	70	80
Lot Depth	100	115	117	136
Lot Acres	0.2056	0.1939	0.1802	0.2269
Lot Sq Ft	8,956	8,445	7,850	9,883
Annual Tax	\$2,198	\$3,018	\$706	\$2,635
Distance (miles)		0.34	0.37	0.39

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	5957 Caribbean Dr S	3450 Thornhill Dr	2919 Oakcove Ln	3122 Holly Berry Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	119428-0000	111987-0000	116791-0000	116956-0000
Sale Date	03/1991	05/22/2023	03/28/2023	02/06/2023
Sale Price	\$58,000	\$260,000	\$264,000	\$245,000
Price Per Sq Ft	\$42.03	\$211.55	\$211.71	\$196.47
Building Sq Ft	1,380	1,229	1,247	1,247
Main Area	1,170	1,229	1,247	1,247
Year Built	1959	1963	1957	1959
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Plaster	Drywall	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	90	79	80	80
Lot Depth	100	117	115	105
Lot Acres	0.2056	0.2257	0.2068	0.2033
Lot Sq Ft	8,956	9,831	9,007	8,855
Annual Tax	\$2,198	\$2,460	\$824	\$1,667
Distance (miles)		0.41	0.42	0.47

	Subject Property	Comparable 19	Comparable 20
			
Address	5957 Caribbean Dr S	2711 Red Oak Dr	3518 Cesery Blvd
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32211	32277
County	Duval	Duval	Duval
PID	119428-0000	116576-0000	119465-0000
Sale Date	03/1991	03/14/2023	12/15/2022
Sale Price	\$58,000	\$149,300	\$262,000
Price Per Sq Ft	\$42.03	\$122.58	\$168.81
Building Sq Ft	1,380	1,218	1,552
Main Area	1,170	1,218	1,184
Year Built	1959	1955	1959
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	3	3	3
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	1	2
Bathrooms (Half)		1	
Interior Wall	Plaster	Plaster	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Carport	
Pool			Pool
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	90	70	72
Lot Depth	100	119	135
Lot Acres	0.2056	0.2058	0.2319
Lot Sq Ft	8,956	8,964	10,100
Annual Tax	\$2,198	\$715	\$787
Distance (miles)		0.47	0.48

5957 Caribbean Dr S, Jacksonville, FL 32277-3559, Duval County

APN: 119428-0000 CLIP: 4311542765

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$58,000	03/1991
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,380	8,956	1959	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Arlington Hills	School District	Duval County SD
Section	04	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	2149012-2149012
Property Zip	32277	Zoning	RLD-60
Property Zip+4	3559	Taxing Authority	General Services
Property Carrier Route	C059	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	149.01	Flood Zone Date	11/02/2018
Census Block Group	2	Flood Zone Panel	12031C0376J
Map 1	3784		

TAX INFORMATION			
PID	119428-0000	Block #	20
Parcel ID	1194280000	Lot #	1
% Improved	70%	Legal Unit #	GS
Tax Area	GS		
Legal Description	27-99 04-2S-27E ARLINGTON HILL S UNIT 7 LOT 1 BLK 20		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$138,458	\$110,393	\$96,242
Market Value - Land	\$42,052	\$36,045	\$28,035
Market Value - Improved	\$96,406	\$74,348	\$68,207
Assessed Value - Total	\$106,284	\$96,622	\$87,839
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$9,662	\$8,783	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,808		
2021	\$1,983	\$175	9.66%
2022	\$2,198	\$216	10.87%

CHARACTERISTICS			
Lot Frontage	90	Total Baths	2
Lot Depth	100	Full Baths	2
Lot Acres	0.2056	Cooling Type	Central
Lot Sq Ft	8,956	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Unfinished Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carpport
Building Type	Single Family	Roof Material	Roll Composition
Building Sq Ft	1,380	Roof Shape	Gable/Hip
Gross Area	1,380	Interior Wall	Plaster
Total Bldg Sq Ft	1,478	Exterior	Concrete Block
Stories	1	Floor Cover	Hardwood
Quality	Average	Year Built	1959

Bedrooms	3	Effective Year Built	1959
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FEATURES	
Building Description	Building Size
Base Area	1,170
Addition	210
Unfinished Open Porch	112
Unfinished Carport	275
Unfinished Storage	105

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-16 04:33:42
Sell Score	537		

ESTIMATED VALUE			
RealAVM™	\$219,200	Confidence Score	67
RealAVM™ Range	\$193,700 - \$244,700	Forecast Standard Deviation	12
Value As Of	07/10/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

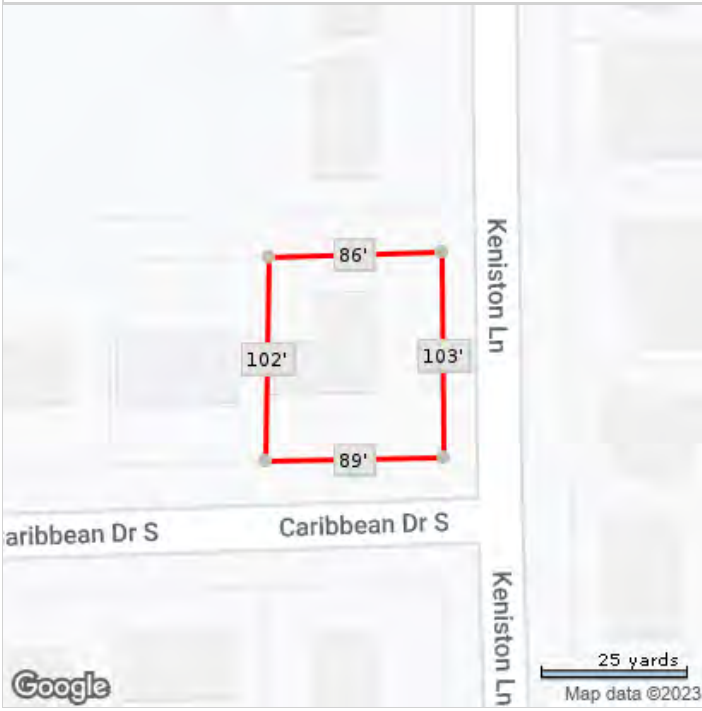
LAST MARKET SALE & SALES HISTORY			
Sale Date	03/1991	Deed Type	Warranty Deed
Sale Price	\$58,000	Owner Name	Harden Ernest D
Price Per Square Feet	\$42.03	Owner Name 2	Harden Linda L
Document Number	7093-2025	Seller	Harden Ernest D

Recording Date	09/15/2003	08/21/2003			
Sale/Settlement Date	09/12/2003	08/19/2003	03/1991	11/1985	06/27/1985
Sale Price		\$100	\$58,000	\$45,000	
Nominal	Y	Y			
Buyer Name	Harden Ernest D & Linda L	Harden Ernest D	Kirkilesis Felicia R	Haiden Ernest D & L	Hull Douglas R
Seller Name	Kirkilesis Felecia R Co	Kirkilesis Felecia R Co	Harden Ernest D	J Bs M Inc	
Document Number	11357-1984	11306-2491	7093-2025	6044-989	6016-601
Document Type	Certificate Of Title (FI)	Certif Of Sale-Sheriff/M arshal	Warranty Deed	Quit Claim Deed	Miscellaneous Document

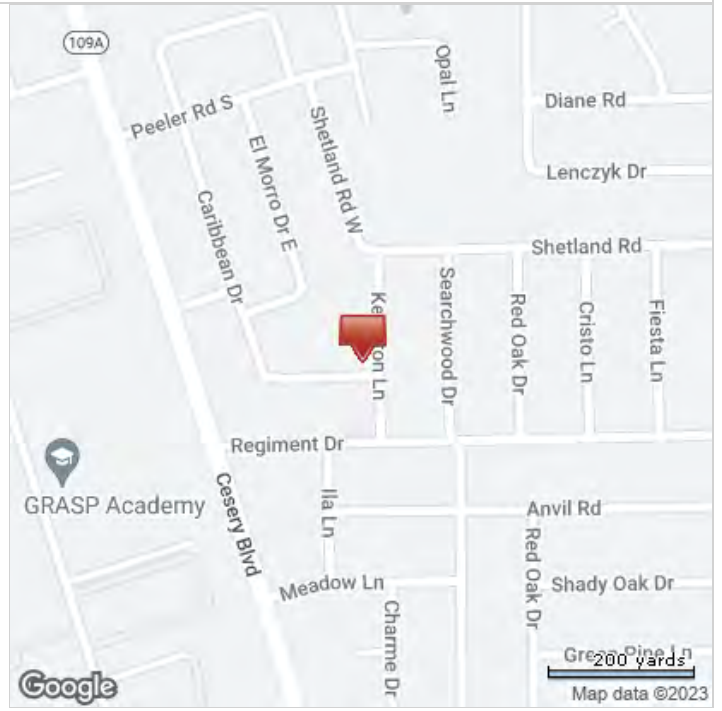
MORTGAGE HISTORY			
Mortgage Date	06/12/2013	04/07/2008	
Mortgage Amount	\$121,900	\$124,000	\$58,000
Mortgage Lender	Green Tree Servicing LLC	Bank Of America	
Mortgage Code	Conventional	Conventional	Private Party Lender


FORECLOSURE HISTORY	
Document Type	Final Judgement
Recording Date	07/21/2003
Document Number	234958
Book Number	11232
Page Number	460
Final Judgment Amount	\$157,091

PROPERTY MAP



*Lot Dimensions are Estimated



HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 5957 S CARIBBEAN DR
 Jacksonville FL 32277-

Official Record Book/Page
 06016-00601

Tile #
 7404

5957 S CARIBBEAN DR

Property Detail

RE #	119428-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02090 ARLINGTON HILLS UNIT 07
Total Area	8956

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$96,406.00	\$105,724.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$42,052.00	\$48,060.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$138,458.00	\$153,784.00
Assessed Value	\$106,284.00	\$116,912.00
Cap Diff/Portability Amt	\$32,174.00 / \$0.00	\$36,872.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$106,284.00	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
06016-00601	6/27/1985	\$111.00	MS - Miscellaneous	Unqualified	Improved
06038-00225	11/4/1985	\$100.00	MS - Miscellaneous	Unqualified	Improved
06038-00229	11/6/1985	\$100.00	QC - Quit Claim	Unqualified	Improved
06044-00989	11/6/1985	\$45,000.00	QC - Quit Claim	Unqualified	Improved
07093-02025	3/19/1991	\$58,000.00	WD - Warranty Deed	Qualified	Improved
11357-01984	9/12/2003	\$100.00	CT - Certificate of Title	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	90.00	100.00	Common	90.00	Front Footage	\$48,060.00

Legal

LN	Legal Description
1	27-99 04-2S-27E
2	ARLINGTON HILLS UNIT 7
3	LOT 1 BLK 20

Buildings 

Building 1

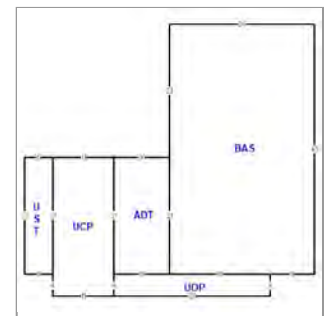
Building 1 Site Address
 5957 S CARIBBEAN DR
 Jacksonville FL 32277-

Building Type	0101 - SFR 1 STORY
Year Built	1959
Building Value	\$105,724.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1170	1170	1170
Addition	210	210	189
Unfin Open Porch	112	0	22
Unfinished Carport	275	0	55
Unfinished Storage	105	0	42
Total	1872	1380	1478

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2022 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	\$106,284.00	\$0.00	\$106,284.00	\$1,105.54	\$1,202.81	\$1,102.81
Public Schools: By State Law	\$138,458.00	\$0.00	\$138,458.00	\$393.00	\$448.05	\$433.46
By Local Board	\$138,458.00	\$0.00	\$138,458.00	\$248.16	\$311.25	\$273.72
FL Inland Navigation Dist.	\$106,284.00	\$0.00	\$106,284.00	\$3.09	\$3.40	\$3.05
Water Mgmt Dist. SJRWMD	\$106,284.00	\$0.00	\$106,284.00	\$21.15	\$20.98	\$20.98
			Totals	\$1,770.94	\$1,986.49	\$1,834.02

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$110,393.00	\$96,622.00	\$0.00	\$96,622.00
Current Year	\$138,458.00	\$106,284.00	\$0.00	\$106,284.00


2022 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.

2022
2021
2020
2019
2018
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](#)

This Warranty Deed Made the OFFICIAL RECORDS 19 day of March ERNEST D. HARDEN and LINDA L. HARDEN, his wife

hereinafter called the grantor, to

whose post office address is: 5957 Caribbean Drive Jax Fla. 32211

hereinafter called the grantee: FELICIA R. KIRKLESIS AND RONALD O. WARREN

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

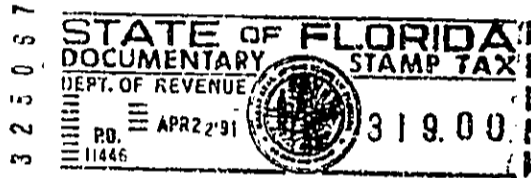
Witnesseth: That the grantor, for and in consideration of the sum of \$ TEN & NO/100d other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in DUVAL County, Florida, viz:

5957 Caribbean Drive Jax Fla. 32211

Lot: Block 20, Burlington Hills Unit 7, Plat book 29, pages 99, 99A and 99B Duval County Florida

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, TITLE INSURANCE OR ATTORNEY'S OPINION OF TITLE.



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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to March 19 91

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signatures of witnesses: Joseph Dinger, Mary Turner

Signatures of Ernest D. Harden and Linda L. Harden with ES stamps

STATE OF Florida COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ERNEST D. HARDEN and LINDA L. HARDEN, his wife

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this March 19, A.D. 1991 day of

Signature of Notary Public

Notary Public

Notary Public, State of Florida My Commission Expires March 14, 1993 Bonded Thru Troy Fols Insurance Inc.

87-83469

PREPARED BY ERNEST D. HARDEN 5957 CARIBBEAN DR. JAX FL

RETURN TO: F. KIRKLESIS AND R. WARREN 5957 CARIBBEAN DR. JACKSONVILLE, FL 32211

91 APR 22 PM 12:50 RECORD VERIFIED

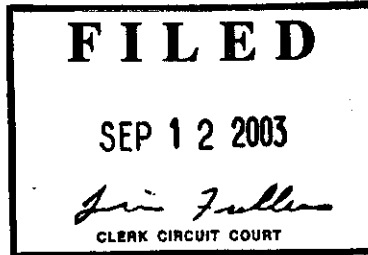
91-0038981 FILED AND RECORDED IN PUBLIC RECORDS DUVAL COUNTY FLA

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT IN AND FOR
DUVAL COUNTY, FLORIDA
CASE NO.: 16-2003-CA-001698
DIVISION: CV-A

ERNEST D. HARDEN
and LINDA L. HARDEN,
Plaintiffs,

vs.
FELECIA R. KIRKILESIS
and RONALD D. WARREN,
AND ANY UNKNOWN HEIRS,
DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
or Other Claimants Claiming by, Through
and Under FELECIA R. KIRKILESIS
and ROBERT D. WARREN,
Defendants.

Book 11357 Page 1984



CERTIFICATE OF TITLE

The undersigned clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action on August 19th, 2003, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

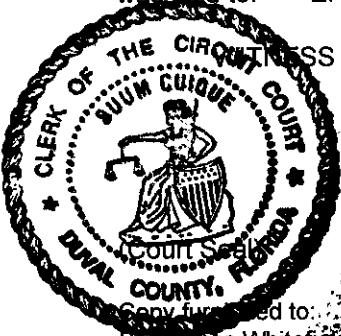
Lot 1, Block 20, ARLINGTON HILLS, Unit 7, according to plat thereof as recorded in Plat Book 27, page 99, 99A and 99B of the current public records of Duval County, Florida (5957 Caribbean Drive).

was sold to: ERNEST D. HARDEN and LINDA L. HARDEN.

WITNESS my hand and seal on September 12, 2003.

JIM FULLER
Clerk of Circuit Court

By: Mary Mack
Deputy Clerk



Copy furnished to:
B. Thomas Whitefield, Esquire
4040 Woodcock Drive, Suite 202
Jacksonville, Florida 32207
Telephone No. (904) 396-5880

Doc# 2003304615
Book: 11357
Page: 1984
Filed & Recorded
09/15/2003 06:01:33 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
DEED DOC STAMP \$ 0.70

①

This Warranty Deed Made the OFFICIAL RECORDS 19 day of March 91 by ERNEST D. HARDEN and LINDA L. HARDEN, his wife

hereinafter called the grantor, to

whose post office address is: 5957 Caribbean Drive Jax Fla. 32211

hereinafter called the grantee: FELICIA R. KIRKLESIS AND RONALD O. WARREN

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

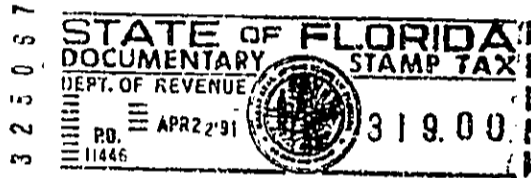
Witnesseth: That the grantor, for and in consideration of the sum of \$ TEN & NO/100d other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in DUVAL County, Florida, viz:

5957 Caribbean Drive Jax Fla. 32211

Lot: Block 20, Burlington Hills Unit 7, Plat book 29, pages 99, 99A and 99B Duval County Florida

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, TITLE INSURANCE OR ATTORNEY'S OPINION OF TITLE.



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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to March 19 91

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signatures of Ernest D. Harden and Linda L. Harden

Signatures of Ernest D. Harden and Linda L. Harden with notary seals

STATE OF Florida COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ERNEST D. HARDEN and LINDA L. HARDEN, his wife

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this March 21st day of 1991

Signature of Notary Public

Notary Public

Notary Public, State of Florida My Commission Expires March 14, 1993 Bonded Thru Troy Fols Insurance Inc.

87-83469

PREPARED BY ERNEST D. HARDEN 5957 CARIBBEAN DR. JACKSONVILLE, FL 32211

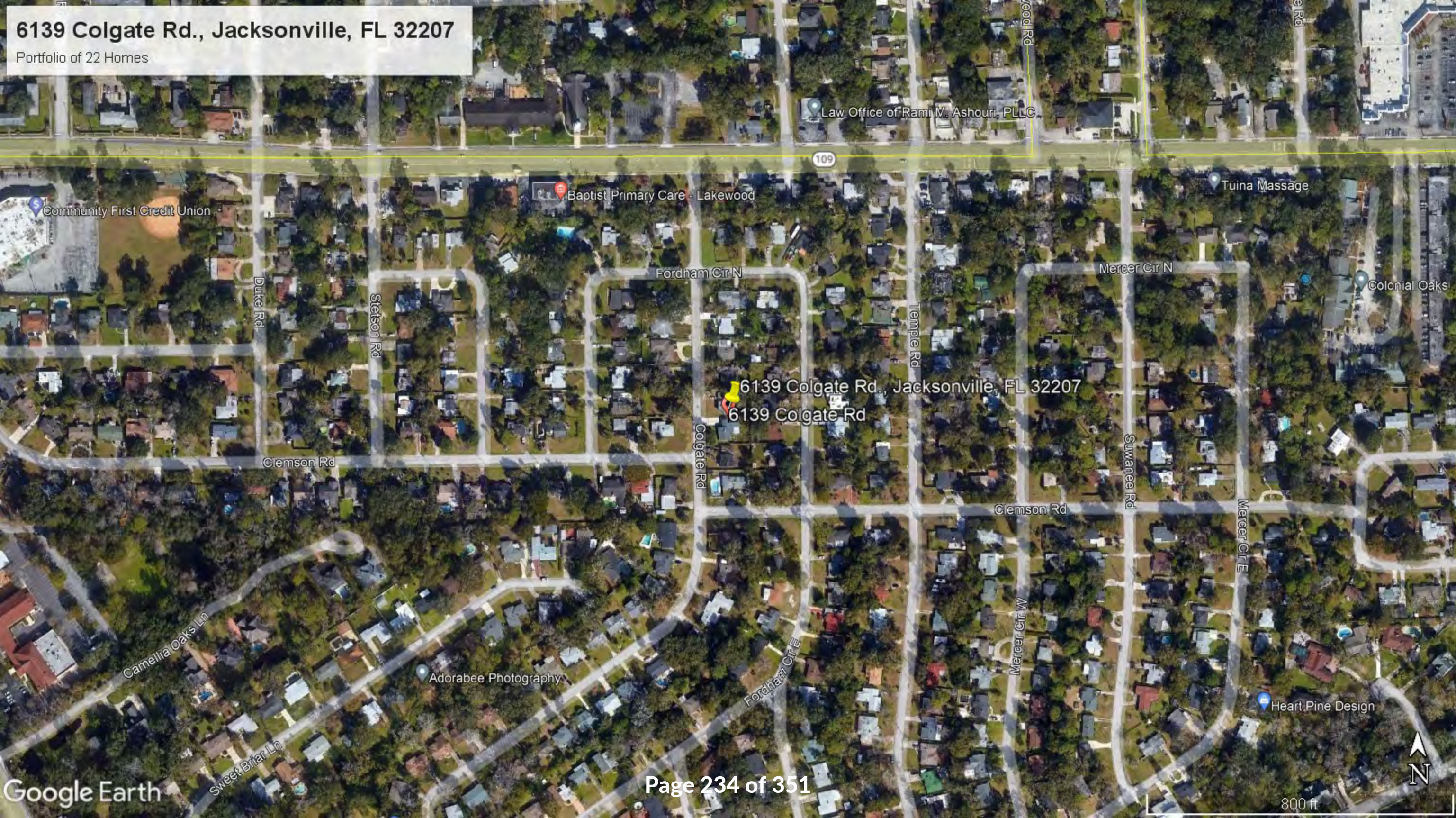
RETURN TO: F. KIRKLESIS AND R. WARREN 5957 CARIBBEAN DR. JACKSONVILLE, FL 32211

91 APR 22 PM 12:50 RECORD VERIFIED

91-0038981 FILED AND RECORDED IN PUBLIC RECORDS JACKSONVILLE, FLORIDA

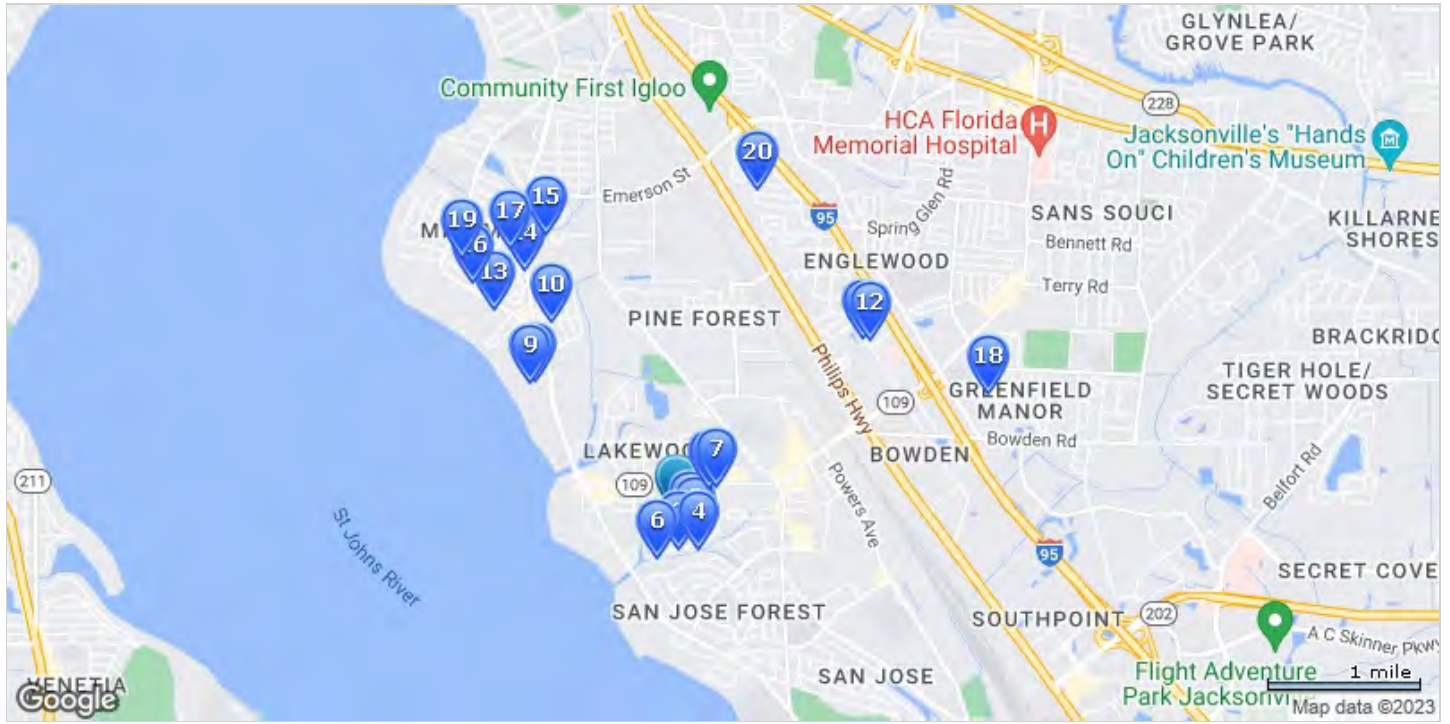


6139 Colgate Rd., Jacksonville, FL 32207
Portfolio of 22 Homes



6139 Colgate Rd., Jacksonville, FL 32207
6139 Colgate Rd

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	6,470 - 8,754 Sq Ft
Living/Building Area	1,210 - 1,636 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$46,400	\$465,000	\$160,000	\$307,000	\$315,090
Price Per Sq Ft	\$32.61	\$288.46	\$99.13	\$223.17	\$221.05
Building Sq Ft	1,423	1,631	1,237	1,394	1,426
Bedrooms	3	4	2	3	3
Total Baths	2	2	1	2	2
Stories	1	1	1	1	1
Year Built	1950	1963	1940	1950	1949
Distance (miles)		1.93	0.11	1.41	1.12
Total Assessment	\$164,669	\$349,086	\$110,796	\$207,959	\$221,708
Total Market Value	\$164,669	\$349,086	\$110,796	\$207,959	\$221,708
Value Projected by Assessment	\$241,419				
Value Projected by Sq Ft	\$314,552				
RealAVM™ (1)	\$239,800	\$467,400	\$232,600	\$308,000	\$325,310





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	6139 Colgate Rd	6216 Temple Rd	6237 Temple Rd	6404 Wesleyan Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32217	32217
County	Duval	Duval	Duval	Duval
PID	146693-0000	146900-0000	146895-0000	146926-0000
Sale Date	09/1986	02/17/2023	05/12/2023	04/24/2023
Sale Price	\$46,400	\$256,000	\$290,000	\$329,000
Price Per Sq Ft	\$32.61	\$191.47	\$202.80	\$246.63
Building Sq Ft	1,423	1,337	1,430	1,334
Main Area	1,423	1,051	1,100	1,334
Year Built	1950	1951	1952	1953
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	2	1	1	2
Bathrooms (Half)			1	
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco
Garage Type				Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	68	70	70	70
Lot Depth	110	110	110	110
Lot Acres	0.1747	0.1767	0.176	0.1768
Lot Sq Ft	7,612	7,696	7,666	7,700
Annual Tax	\$2,805	\$2,984	\$3,062	\$1,204
Distance (miles)		0.11	0.15	0.19




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	6139 Colgate Rd	6416 Mercer Cir W	5664 Graywood Rd	6471 Fordham Cir E
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32217	32207	32217
County	Duval	Duval	Duval	Duval
PID	146693-0000	146885-0000	147904-0000	146966-0000
Sale Date	09/1986	05/30/2023	11/07/2022	05/26/2023
Sale Price	\$46,400	\$299,500	\$306,000	\$308,000
Price Per Sq Ft	\$32.61	\$211.21	\$213.09	\$225.81
Building Sq Ft	1,423	1,418	1,436	1,364
Main Area	1,423	1,230	1,436	1,174
Year Built	1950	1952	1950	1954
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	CRO	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	2	3
Bathrooms (Total)	2	2	1	2
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)				1
Interior Wall	Plaster	Plaster	Drywall	Plaster
Exterior	Concrete Blk Stucco	Concrete Blk Stucco	Single Siding	Concrete Blk Stucco
Garage Type		Garage	Carport	Garage
Pool				Pool
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	68	75	73	110
Lot Depth	110	110	120	79
Lot Acres	0.1747	0.1902	0.1986	0.181
Lot Sq Ft	7,612	8,285	8,649	7,886
Annual Tax	\$2,805	\$2,410	\$2,099	\$1,564
Distance (miles)		0.23	0.25	0.27

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	6139 Colgate Rd	5663 Graywood Rd	1342 Jean Ct	1324 Jean Ct
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	146693-0000	147894-0000	099233-0000	099231-0000
Sale Date	09/1986	12/20/2022	12/23/2022	04/14/2023
Sale Price	\$46,400	\$250,000	\$420,500	\$465,000
Price Per Sq Ft	\$32.61	\$194.40	\$257.82	\$287.39
Building Sq Ft	1,423	1,286	1,631	1,618
Main Area	1,423	934	1,631	1,212
Year Built	1950	1950	1948	1948
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-90	RLD-90
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	2	1	2	2
Bathrooms (Half)				
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco	Concrete Blk Stucco
Garage Type		Carport	Detached Garage	Detached Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	68	65	70	70
Lot Depth	110	120	128	128
Lot Acres	0.1747	0.1791	0.1969	0.1969
Lot Sq Ft	7,612	7,800	8,575	8,575
Annual Tax	\$2,805	\$1,774	\$4,003	\$6,157
Distance (miles)		0.28	1.12	1.13

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	6139 Colgate Rd	4333 Redwood Ave	4767 Southland Dr	4788 Southland Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	146693-0000	100075-0000	153320-0000	153356-0000
Sale Date	09/1986	03/09/2023	03/06/2023	05/05/2023
Sale Price	\$46,400	\$320,000	\$160,000	\$250,000
Price Per Sq Ft	\$32.61	\$238.81	\$99.13	\$161.19
Building Sq Ft	1,423	1,340	1,614	1,551
Main Area	1,423	1,340	1,012	1,551
Year Built	1950	1946	1958	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	4
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	2	1	1	2
Bathrooms (Half)			1	
Interior Wall	Plaster	Plaster	Plaster	Drywall
Exterior	Concrete Blk Stucco	Brick	Concrete Block	Concrete Block
Garage Type		Garage	Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	68	70	80	75
Lot Depth	110	110	110	110
Lot Acres	0.1747	0.1502	0.2	0.1875
Lot Sq Ft	7,612	6,544	8,710	8,166
Annual Tax	\$2,805	\$537	\$2,833	\$2,991
Distance (miles)		1.33	1.49	1.51


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	6139 Colgate Rd	4379 San Jose Blvd	4035 Birmingham Rd	3835 Orlando Cir W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32207	32207	32207
County	Duval	Duval	Duval	Duval
PID	146693-0000	099773-0000	099819-0000	069687-0000
Sale Date	09/1986	05/05/2023	02/08/2023	02/23/2023
Sale Price	\$46,400	\$375,000	\$380,000	\$272,800
Price Per Sq Ft	\$32.61	\$284.74	\$253.33	\$220.53
Building Sq Ft	1,423	1,317	1,500	1,237
Main Area	1,423	1,031	1,500	1,237
Year Built	1950	1942	1949	1941
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	2	3	3
Bathrooms (Total)	2	2	1	1
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)				
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Concrete Blk Stucco	Brick	Brick	Asbestos Shingle
Garage Type		Detached Garage	Garage	Detached Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	68	70	70	70
Lot Depth	110	110	125	110
Lot Acres	0.1747	0.1752	0.2001	0.1919
Lot Sq Ft	7,612	7,630	8,717	8,361
Annual Tax	\$2,805	\$4,669	\$2,350	\$1,826
Distance (miles)		1.59	1.66	1.78

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	6139 Colgate Rd	1235 Monterey St	3929 Gadsden Rd	3061 Carrevero Dr W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32207	32207	32216
County	Duval	Duval	Duval	Duval
PID	146693-0000	099670-0000	082887-0000	155068-0000
Sale Date	09/1986	12/29/2022	03/03/2023	05/24/2023
Sale Price	\$46,400	\$390,000	\$365,000	\$245,000
Price Per Sq Ft	\$32.61	\$288.46	\$256.32	\$178.83
Building Sq Ft	1,423	1,352	1,424	1,370
Main Area	1,423	1,352	1,415	1,370
Year Built	1950	1941	1940	1963
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	2	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	2	1	1	2
Bathrooms (Half)			1	
Interior Wall	Plaster	Plaster	Plaster	Plywood Panel
Exterior	Concrete Blk Stucco	Brick	Brick	Concrete Block
Garage Type		Garage	Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	68	60	55	68
Lot Depth	110	130	155	125
Lot Acres	0.1747	0.1768	0.1948	0.1967
Lot Sq Ft	7,612	7,703	8,487	8,570
Annual Tax	\$2,805	\$2,229	\$4,108	\$3,041
Distance (miles)		1.79	1.81	1.92

	Subject Property	Comparable 19	Comparable 20
			
Address	6139 Colgate Rd	1130 Miramar Ave	3526 Formosa Dr
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32217	32207	32207
County	Duval	Duval	Duval
PID	146693-0000	099622-0000	127551-0000
Sale Date	09/1986	03/31/2023	11/22/2022
Sale Price	\$46,400	\$440,000	\$180,000
Price Per Sq Ft	\$32.61	\$277.43	\$131.58
Building Sq Ft	1,423	1,586	1,368
Main Area	1,423	1,540	1,368
Year Built	1950	1940	1950
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	3	3	3
Bathrooms (Total)	2	2	1
Bathrooms (Full)	2	2	1
Bathrooms (Half)			
Interior Wall	Plaster	Plaster	Plaster
Exterior	Concrete Blk Stucco	Aluminum/Vinyl	Concrete Block
Garage Type		Detached Garage	
Pool			
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	68	60	70
Lot Depth	110	136	115
Lot Acres	0.1747	0.182	0.1694
Lot Sq Ft	7,612	7,929	7,381
Annual Tax	\$2,805	\$5,029	\$2,085
Distance (miles)		1.93	1.93

6139 Colgate Rd, Jacksonville, FL 32217-2446, Duval County

APN: 146693-0000 CLIP: 2727330259

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$46,400	09/1986
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,423	7,612	1950	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Lakewood	School District	Duval County SD
Section	42	High School District/School Name	1200480
Township	03S	Elementary School District	1200480
Range	27E	Neighborhood Code	3165002-3165002
Property Zip	32217	Zoning	RLD-60
Property Zip+4	2446	Taxing Authority	General Services
Property Carrier Route	C015	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	165.00	Flood Zone Date	11/02/2018
Census Block Group	1	Flood Zone Panel	12031C0369J
Map 1	4412		

TAX INFORMATION			
PID	146693-0000	Block #	6
Parcel ID	1466930000	Lot #	4
% Improved	62%	Legal Unit #	GS
Tax Area	GS		
Legal Description	21-69 42-3S-27E LAKEWOOD UNIT 7 LOT 4 BLK 6		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$164,669	\$133,729	\$120,981
Market Value - Land	\$62,560	\$43,792	\$34,408
Market Value - Improved	\$102,109	\$89,937	\$86,573
Assessed Value - Total	\$146,386	\$133,079	\$120,981
Assessed Value - Land			\$34,408
Assessed Value - Improved			\$86,573
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$13,307	\$12,098	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,342		
2021	\$2,545	\$203	8.65%
2022	\$2,805	\$261	10.24%

CHARACTERISTICS			
Lot Frontage	68	Bedrooms	3
Lot Depth	110	Total Baths	2
Lot Acres	0.1747	Full Baths	2
Lot Sq Ft	7,612	Cooling Type	Central
County Use Code	Single Family	Heat Type	Forced Air
Land Use - State	Single Family	Heat Fuel Type	Electric
Land Use - CoreLogic	SFR	Roof Material	Roll Composition
Building Type	Single Family	Roof Shape	Flat
Building Sq Ft	1,423	Interior Wall	Plaster
Gross Area	1,423	Exterior	Concrete Blk Stucco
Total Bldg Sq Ft	1,484	Floor Cover	Vinyl/Cork Tile

Stories	1
Quality	Average

Year Built	1950
Effective Year Built	1970

FEATURES	
Building Description	Building Size
Unfinished Storage	108
Base Area	1,423
Unfinished Storage	45

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:13
Sell Score	613		

ESTIMATED VALUE			
RealAVM™	\$239,800	Confidence Score	71
RealAVM™ Range	\$215,500 - \$264,000	Forecast Standard Deviation	10
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	09/1986	Deed Type	Warranty Deed
Sale Price	\$46,400	Owner Name	Harden Ernest D
Price Per Square Feet	\$32.61	Owner Name 2	Harden Linda L
Document Number	6197-629	Seller	Batteh Jamal J

Sale/Settlement Date	09/1986	11/1984
Sale Price	\$46,400	\$39,500
Buyer Name	Harden Ernest D & L	Batteh Jamal J
Seller Name	Batteh Jamal J	Southern Equities Co
Document Number	6197-629	5878-1631
Document Type	Warranty Deed	Warranty Deed

PROPERTY MAP

Colgate Rd

Clemson Rd

25 yards

Map data ©2023 Google

Lakewood Cir S

Baptist Primary Care - Lakewood

Patsy Anne Dr

Orangewood Rd

Graywood Rd

Duke Rd

Stetson Rd

Fordham Cir N

Temple Rd

Mercer Cir N

Suwanee Rd

Mercer Cir E

Clemson Rd

Fordham Cir E

Mercer Cir W

Mercer Cir S

200 yards

Map data ©2023 Google

*Lot Dimensions are Estimated

HARDEN ERNEST D
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 6139 COLGATE RD
 Jacksonville FL 32217

Official Record Book/Page
 05693-02134

Tile #
 7507

6139 COLGATE RD

Property Detail

RE #	146693-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02687 LAKEWOOD UNIT 07
Total Area	7612

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$102,109.00	\$116,935.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$62,560.00	\$62,560.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$164,669.00	\$179,495.00
Assessed Value	\$146,386.00	\$161,024.00
Cap Diff/Portability Amt	\$18,283.00 / \$0.00	\$18,471.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$146,386.00	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
05693-02134	9/1/1983	\$100.00	MS - Miscellaneous	Unqualified	Improved
05710-01046	9/8/1983	\$100.00	QC - Quit Claim	Unqualified	Improved
05837-01648	8/2/1984	\$100.00	QC - Quit Claim	Unqualified	Improved
05878-01631	11/13/1984	\$39,500.00	WD - Warranty Deed	Unqualified	Improved
06197-00629	9/11/1986	\$46,400.00	WD - Warranty Deed	Unqualified	Improved

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	68.00	110.00	Common	68.00	Front Footage	\$62,560.00

Legal

LN	Legal Description
1	21-69 42-3S-27E
2	LAKEWOOD UNIT 7
3	LOT 4 BLK 6

Buildings

Building 1

Building 1 Site Address
 6139 COLGATE RD Unit
 Jacksonville FL 32217

Building Type	0101 - SFR 1 STORY
Year Built	1950
Building Value	\$116,935.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	108	0	43
Base Area	1423	1423	1423
Unfinished Storage	45	0	18
Total	1576	1423	1484

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	1	1 Flat
Roofing Cover	2	2 Rolled Comp
Interior Wall	3	3 Plastered
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



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

2022 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	\$146,386.00	\$0.00	\$146,386.00	\$1,522.68	\$1,656.64	\$1,518.92
Public Schools: By State Law	\$164,669.00	\$0.00	\$164,669.00	\$476.08	\$532.87	\$515.51
By Local Board	\$164,669.00	\$0.00	\$164,669.00	\$300.62	\$370.18	\$325.53
FL Inland Navigation Dist.	\$146,386.00	\$0.00	\$146,386.00	\$4.26	\$4.68	\$4.20
Water Mgmt Dist. SJRWMD	\$146,386.00	\$0.00	\$146,386.00	\$29.13	\$28.90	\$28.90
			Totals	\$2,332.77	\$2,593.27	\$2,393.06
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$133,729.00	\$133,079.00	\$0.00	\$133,079.00		
Current Year	\$164,669.00	\$146,386.00	\$0.00	\$146,386.00		

2022 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.

2022

2021

2020

2019


2018

2017

2016

2015

2014

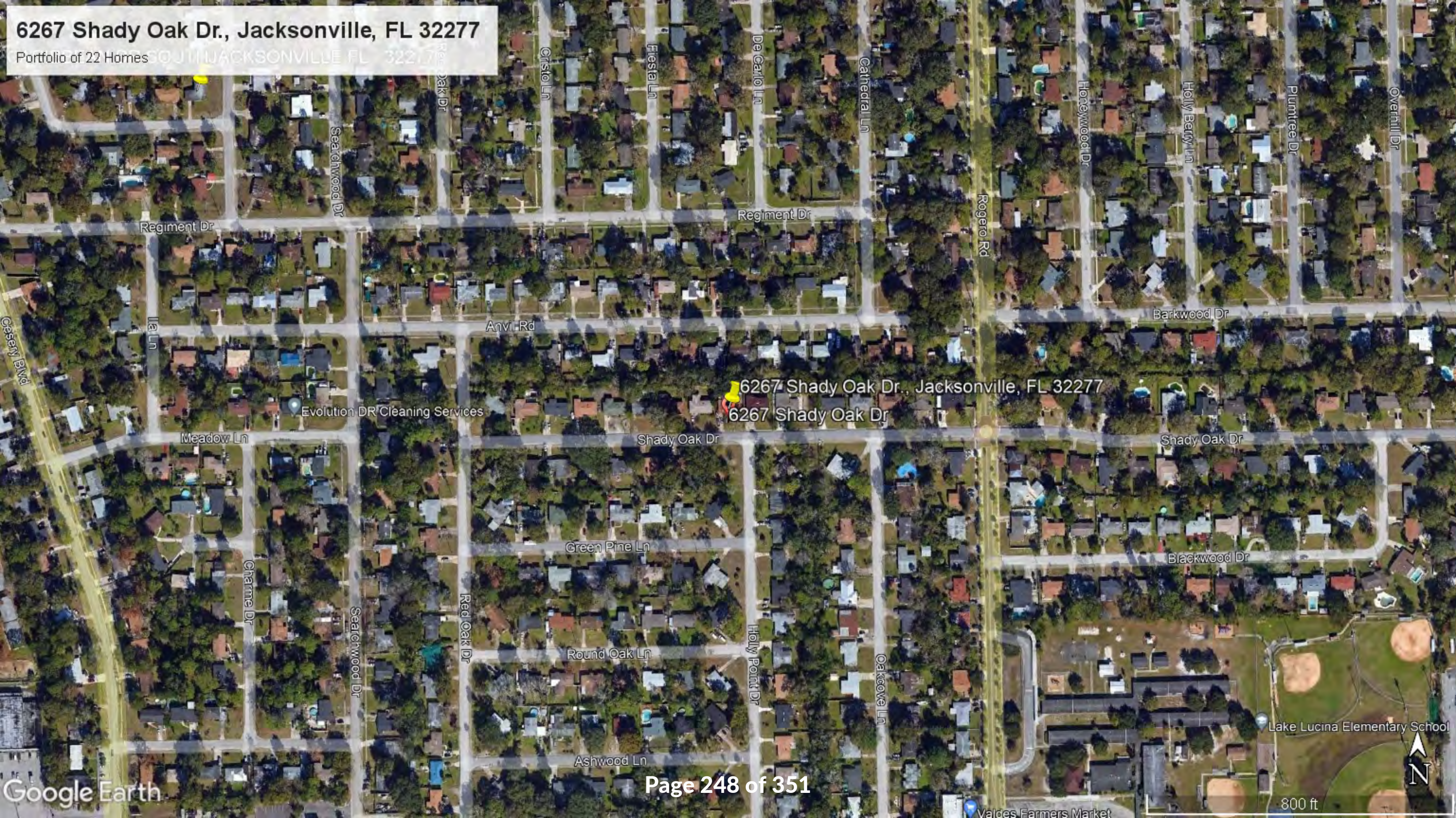
- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

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



6267 Shady Oak Dr., Jacksonville, FL 32277
Portfolio of 22 Homes SOUTH JACKSONVILLE FL 32277



6267 Shady Oak Dr., Jacksonville, FL 32277
6267 Shady Oak Dr

Evolution DR Cleaning Services

Lake Lucina Elementary School

Valdes Farmers Market

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	6,226 - 8,424 Sq Ft
Living/Building Area	1,196 - 1,618 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$60,100	\$278,900	\$23,286	\$224,450	\$214,124
Price Per Sq Ft	\$42.71	\$220.65	\$17.06	\$170.64	\$156.29
Building Sq Ft	1,407	1,568	1,224	1,367	1,374
Bedrooms	3	4	3	3	3
Total Baths	2	3	1	2	2
Stories	1	2	1	1	1
Year Built	1956	1999	1954	1959	1964
Distance (miles)		1.14	0.06	0.81	0.66
Total Assessment	\$158,053	\$201,993	\$124,042	\$150,131	\$156,254
Total Market Value	\$158,053	\$201,993	\$124,042	\$150,131	\$156,254
Value Projected by Assessment	\$218,717				
Value Projected by Sq Ft	\$219,902				
RealAVM™ (1)	\$198,900	\$282,100	\$185,200	\$243,850	\$242,265





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	6267 Shady Oak Dr	6325 Anvil Rd	6227 Anvil Rd	3205 Cristo Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	116692-0000	119224-0000	119230-0000	119317-0000
Sale Date	05/30/1997	01/06/2023	04/10/2023	02/24/2023
Sale Price	\$60,100	\$215,000	\$264,000	\$217,000
Price Per Sq Ft	\$42.71	\$166.28	\$168.37	\$154.01
Building Sq Ft	1,407	1,293	1,568	1,409
Main Area	1,247	1,040	1,040	1,193
Year Built	1956	1959	1959	1961
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	2	1
Bedrooms	3	3	4	3
Bathrooms (Total)	2	2	3	2
Bathrooms (Full)	2	1	3	1
Bathrooms (Half)		1		1
Interior Wall	Plaster	Plaster	Drywall	Drywall
Exterior	Brick	Concrete Block	Concrete Block	Concrete Block
Garage Type	Garage		Garage	Carport
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	73	75	75
Lot Depth	100	108	108	108
Lot Acres	0.1682	0.182	0.1901	0.1797
Lot Sq Ft	7,325	7,927	8,281	7,826
Annual Tax	\$2,535	\$2,521	\$763	\$2,479
Distance (miles)		0.06	0.09	0.17




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	6267 Shady Oak Dr	3220 De Carlo Ln	3220 Cristo Ln	6323 Shetland Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	116692-0000	119308-0000	119344-0000	119269-0000
Sale Date	05/30/1997	11/30/2022	03/10/2023	04/28/2023
Sale Price	\$60,100	\$23,286	\$267,500	\$195,800
Price Per Sq Ft	\$42.71	\$17.06	\$175.99	\$132.75
Building Sq Ft	1,407	1,365	1,520	1,475
Main Area	1,247	1,269	912	1,134
Year Built	1956	1961	1960	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	4
Bathrooms (Total)	2	2	1	3
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)				1
Interior Wall	Plaster	Drywall	Drywall	Plaster
Exterior	Brick	Concrete Block	Concrete Block	Concrete Block
Garage Type	Garage	Garage		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	74	70	70
Lot Depth	100	108	108	111
Lot Acres	0.1682	0.1851	0.1765	0.1769
Lot Sq Ft	7,325	8,065	7,690	7,707
Annual Tax	\$2,535	\$2,661	\$2,099	\$3,121
Distance (miles)		0.18	0.21	0.25

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	6267 Shady Oak Dr	2911 Cesery Blvd	2862 Yellow Pine Dr	3492 Wentworth Cir W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277	32277
County	Duval	Duval	Duval	Duval
PID	116692-0000	119136-0000	113291-0000	113117-1105
Sale Date	05/30/1997	10/28/2022	04/18/2023	11/23/2022
Sale Price	\$60,100	\$160,000	\$145,000	\$278,900
Price Per Sq Ft	\$42.71	\$120.48	\$98.71	\$220.65
Building Sq Ft	1,407	1,328	1,469	1,264
Main Area	1,247	1,148	1,025	1,264
Year Built	1956	1959	1955	1998
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	4	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Interior Wall	Plaster	Plaster	Plaster	Drywall
Exterior	Brick	Concrete Block	Brick	Concrete Blk Stucco
Garage Type	Garage	Carport		Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75	70	60
Lot Depth	100	100	117	110
Lot Acres	0.1682	0.18	0.1802	0.1515
Lot Sq Ft	7,325	7,842	7,850	6,600
Annual Tax	\$2,535	\$2,140	\$706	\$2,834
Distance (miles)		0.31	0.52	0.71

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	6267 Shady Oak Dr	3531 Tarpon Dr	6315 Elise Dr	6303 Terry Parker Dr N
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32211	32211
County	Duval	Duval	Duval	Duval
PID	116692-0000	128210-0000	117768-0000	117790-0000
Sale Date	05/30/1997	02/07/2023	11/29/2022	03/16/2023
Sale Price	\$60,100	\$270,000	\$145,000	\$175,000
Price Per Sq Ft	\$42.71	\$175.44	\$112.93	\$127.92
Building Sq Ft	1,407	1,539	1,284	1,368
Main Area	1,247	1,170	960	984
Year Built	1956	1959	1954	1954
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	4
Bathrooms (Total)	2	2	2	3
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)			1	1
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Brick	Aluminum/Vinyl	Siding Sheathing	Board & Baten
Garage Type	Garage			Carport
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75	70	70
Lot Depth	100	110	120	120
Lot Acres	0.1682	0.1893	0.1929	0.1689
Lot Sq Ft	7,325	8,246	8,403	7,359
Annual Tax	\$2,535	\$707	\$2,232	\$3,123
Distance (miles)		0.80	0.82	0.88


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	6267 Shady Oak Dr	3373 Millcrest Pl	7144 Hielo Dr	2616 Devonwood Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32211	32211
County	Duval	Duval	Duval	Duval
PID	116692-0000	111493-3230	118714-0000	118847-0000
Sale Date	05/30/1997	06/12/2023	02/22/2023	03/17/2023
Sale Price	\$60,100	\$257,500	\$190,000	\$240,000
Price Per Sq Ft	\$42.71	\$183.14	\$149.49	\$196.08
Building Sq Ft	1,407	1,406	1,271	1,224
Main Area	1,247	1,406	1,040	1,092
Year Built	1956	1993	1957	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)			1	1
Interior Wall	Plaster	Drywall	Plaster	Plaster
Exterior	Brick	Siding Sheathing	Concrete Block	Concrete Block
Garage Type	Garage	Garage		Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	56	70	70
Lot Depth	100	130	120	114
Lot Acres	0.1682	0.1871	0.18	0.1858
Lot Sq Ft	7,325	8,151	7,839	8,095
Annual Tax	\$2,535	\$1,649	\$2,251	\$1,651
Distance (miles)		0.89	0.94	0.98

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	6267 Shady Oak Dr	5766 Dickson Rd	2035 Almira St	7425 Stonehurst Rd N
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32211	32211	32277
County	Duval	Duval	Duval	Duval
PID	116692-0000	117471-0000	117369-0000	119789-0000
Sale Date	05/30/1997	11/29/2022	05/12/2023	01/24/2023
Sale Price	\$60,100	\$256,000	\$256,600	\$219,900
Price Per Sq Ft	\$42.71	\$179.27	\$172.91	\$178.78
Building Sq Ft	1,407	1,428	1,484	1,230
Main Area	1,247	1,148	1,064	1,050
Year Built	1956	1955	1955	1959
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	1	2	1
Bathrooms (Full)	2	1	2	1
Bathrooms (Half)				
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Brick	Concrete Block	Concrete Block	Concrete Block
Garage Type	Garage	Garage	Carport	Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75	75	75
Lot Depth	100	105	100	102
Lot Acres	0.1682	0.1915	0.1722	0.159
Lot Sq Ft	7,325	8,342	7,502	6,925
Annual Tax	\$2,535	\$1,956	\$2,844	\$1,522
Distance (miles)		1.03	1.06	1.10

	Subject Property	Comparable 19	Comparable 20
			
Address	6267 Shady Oak Dr	3040 Dalehurst Dr W	3367 Volley Dr
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32277	32277	32277
County	Duval	Duval	Duval
PID	116692-0000	119848-0000	113014-9500
Sale Date	05/30/1997	03/30/2023	06/06/2023
Sale Price	\$60,100	\$229,000	\$277,000
Price Per Sq Ft	\$42.71	\$177.80	\$217.77
Building Sq Ft	1,407	1,288	1,272
Main Area	1,247	984	1,272
Year Built	1956	1960	1999
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	PUD
Stories	1	1	1
Bedrooms	3	3	3
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	1	2
Bathrooms (Half)		1	
Interior Wall	Plaster	Drywall	Drywall
Exterior	Brick	Concrete Blk Stucco	Siding Sheathing
Garage Type	Garage		Garage
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	75	75	46
Lot Depth	100	100	183
Lot Acres	0.1682	0.1718	0.1891
Lot Sq Ft	7,325	7,484	8,236
Annual Tax	\$2,535	\$3,071	\$3,232
Distance (miles)		1.11	1.14

6267 Shady Oak Dr, Jacksonville, FL 32277-3521, Duval County

APN: 116692-0000 CLIP: 8623800636

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$60,100	05/30/1997
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,407	7,325	1956	SFR	

OWNER INFORMATION

Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Husband/Wife
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION

Subdivision	Lake Lucina	School District	Duval County SD
Section	03	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	2149012-2149012
Property Zip	32277	Zoning	RLD-60
Property Zip+4	3521	Taxing Authority	General Services
Property Carrier Route	C004	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	149.01	Flood Zone Date	11/02/2018
Census Block Group	1	Flood Zone Panel	12031C0377J
Map 1	3773		

TAX INFORMATION

PID	116692-0000	Block #	20
Parcel ID	1166920000	Lot #	9
% Improved	79%	Legal Unit #	GS
Tax Area	GS		
Legal Description	26-55 03-2S-27E LAKE LUCINA UNIT 8 LOT 9 BLK 20		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Market Value - Total	\$158,053	\$114,673	\$106,029
Market Value - Land	\$33,375	\$30,038	\$28,369
Market Value - Improved	\$124,678	\$84,635	\$77,660
Assessed Value - Total	\$126,140	\$114,673	\$106,029
Assessed Value - Land		\$30,038	\$28,369
Assessed Value - Improved		\$84,635	\$77,660
YOY Assessed Change (%)	10%	8.15%	
YOY Assessed Change (\$)	\$11,467	\$8,644	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,079		
2021	\$2,219	\$140	6.73%
2022	\$2,535	\$316	14.26%

CHARACTERISTICS

Lot Frontage	75	Full Baths	2
Lot Depth	100	Cooling Type	Central
Lot Acres	0.1682	Heat Type	Forced Air
Lot Sq Ft	7,325	Heat Fuel Type	Electric
County Use Code	Single Family	Porch	Finished/Open Porch
Land Use - State	Single Family	Garage Type	Garage
Land Use - CoreLogic	SFR	Garage Sq Ft	273
Building Type	Single Family	Roof Material	Asphalt
Building Sq Ft	1,407	Roof Shape	Gable/Hip
Gross Area	1,407	Interior Wall	Plaster
Total Bldg Sq Ft	1,598	Exterior	Brick

Stories	1	Floor Cover	Hardwood
Quality	Average	Year Built	1956
Bedrooms	3	Effective Year Built	1956
Total Baths	2		

FEATURES

Building Description	Building Size
Base Area	1,247
Unfinished Storage	182
Unfinished Garage	273
Addition	160
Finished Open Porch	36

SELL SCORE

Rating	Moderate	Value As Of	2023-07-23 04:34:12
Sell Score	537		

ESTIMATED VALUE

RealAVM™	\$198,900	Confidence Score	52
RealAVM™ Range	\$157,400 - \$240,400	Forecast Standard Deviation	21
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

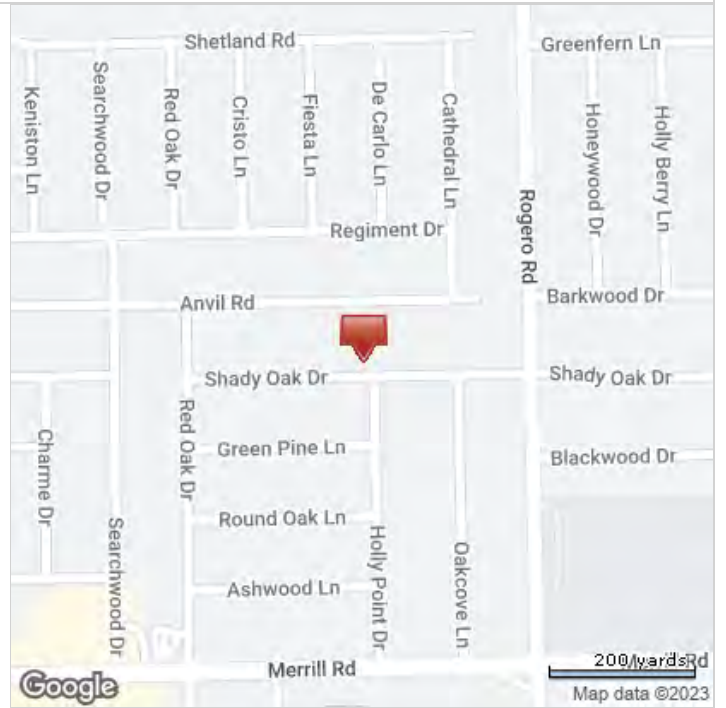
Recording Date	07/14/1997	Deed Type	Quit Claim Deed
Sale Date	05/30/1997	Owner Name	Harden Ernest D
Sale Price	\$60,100	Owner Name 2	Harden Linda L
Price Per Square Feet	\$42.71	Seller	Russ Ronald L
Document Number	8672-470		

Recording Date	07/14/1997			
Sale/Settlement Date	05/30/1997	01/1991	04/1985	03/1985
Sale Price	\$60,100	\$63,000	\$26,600	\$48,000
Buyer Name	Harden Ernest D & Linda L	Russ Ronald L	Harden Ernest & L L	Jennings Michael G
Seller Name	Russ Ronald L	Harden Ernest D	Jennings Michael G	Walker Alice H
Document Number	8672-470	7062-891	5945-1720	5927-161
Document Type	Quit Claim Deed	Warranty Deed	Warranty Deed	Personal Representative's Deed


MORTGAGE HISTORY

Mortgage Date	03/30/2002		
Mortgage Amount	\$61,361	\$63,000	\$47,200
Mortgage Lender	Bank Of America		Countywide Fndg
Mortgage Code	Conventional	Private Party Lender	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 6267 SHADY OAK DR
 Jacksonville FL 32277-

Official Record Book/Page
 05927-00161

Tile #
 7403

6267 SHADY OAK DR

Property Detail

RE #	116692-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02061 LAKE LUCINA UNIT 08
Total Area	7325

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

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$124,678.00	\$130,753.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$33,375.00	\$43,388.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$158,053.00	\$174,141.00
Assessed Value	\$126,140.00	\$138,754.00
Cap Diff/Portability Amt	\$31,913.00 / \$0.00	\$35,387.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$126,140.00	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
05927-00161	3/6/1985	\$48,000.00	MS - Miscellaneous	Unqualified	Improved
05945-01720	4/15/1985	\$26,600.00	WD - Warranty Deed	Unqualified	Improved
07062-00891	1/8/1991	\$63,000.00	WD - Warranty Deed	Qualified	Improved
08672-00470	5/30/1997	\$60,100.00	QC - Quit Claim	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	75.00	100.00	Common	75.00	Front Footage	\$43,388.00

Legal

LN	Legal Description
1	26-55 03-2S-27E
2	LAKE LUCINA UNIT 8
3	LOT 9 BLK 20

Buildings 

Building 1

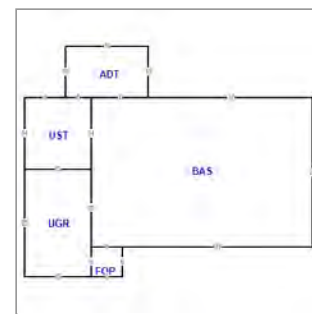
Building 1 Site Address
 6267 SHADY OAK DR
 Jacksonville FL 32277-

Building Type	0101 - SFR 1 STORY
Year Built	1956
Building Value	\$130,753.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1247	1247	1247
Unfinished Storage	182	0	73
Unfinished Garage	273	0	123
Addition	160	160	144
Finished Open Porch	36	0	11
Total	1898	1407	1598

Element	Code	Detail
Exterior Wall	19	19 Common Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2022 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	\$126,140.00	\$0.00	\$126,140.00	\$1,312.08	\$1,427.51	\$1,308.84
Public Schools: By State Law	\$158,053.00	\$0.00	\$158,053.00	\$408.24	\$511.46	\$494.80
By Local Board	\$158,053.00	\$0.00	\$158,053.00	\$257.78	\$355.30	\$312.45
FL Inland Navigation Dist.	\$126,140.00	\$0.00	\$126,140.00	\$3.67	\$4.04	\$3.62
Water Mgmt Dist. SJRWMD	\$126,140.00	\$0.00	\$126,140.00	\$25.10	\$24.90	\$24.90
			Totals	\$2,006.87	\$2,323.21	\$2,144.61

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$114,673.00	\$114,673.00	\$0.00	\$114,673.00
Current Year	\$158,053.00	\$126,140.00	\$0.00	\$126,140.00

2022 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.

- [2022](#)
- [2021](#)
- [2020](#)
- [2019](#)
- [2018](#)
- [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](#)

6-30

VOL 7062 P60891

OFFICIAL RECORDS

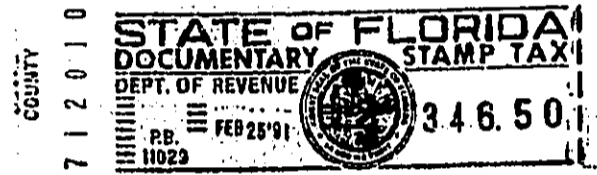
This Warranty Deed Made the 8th day of JANUARY A.D. 1991 by
 ERNEST D. HARDEN and LINDA L. HARDEN, his wife
 hereinafter called the grantor, to RONALD L. RUSS & ROSANNA M. RUSS his wife
 whose post office address is: 6267 SHADY OAK DRIVE.

hereinafter called the grantee:
 (Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ TEN & NO/100th and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in DUVAL County, Florida, viz: LOT 9, BLK 20, LAKE LUCYVA UNIT No. 8
 ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 551 AND 55A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, TITLE INSURANCE OR ATTORNEY'S OPINION OF TITLE.



Record and return to:
 Ronald and Rosanna Russ
 6267 Shady Oak Drive
 Jacksonville, FL 32200

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1990.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Ernest D. Harden ES
 ERNEST D. HARDEN
Linda L. Harden ES
 LINDA L. HARDEN
Ronald L. Russ ES
Rosanna M. Russ ES

STATE OF Florida
 COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ERNEST D. HARDEN and LINDA L. HARDEN, his wife

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this JANUARY 8th day of A.D. 1991

Robert L. [Signature]
 Notary Public

FILED AND RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY FLA 91-0018727

CLERK OF CIRCUIT COURT 91 FEB 25 PM 12:19 RECORDED

Book 8672 Pg 470

PREPARED BY:
J. Howard Sheffield, P.A.
4209 Baymeadows Road, Suite 4
Jacksonville, Florida 32217

Bk: 8672
Pg: 470
Doc# 97156143
Filed & Recorded
07/14/97
03:54:05 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 6.00
DEED \$ 420.70

RETURN TO:
Mr. and Mrs. Ernest D. Harden
5541 Arlington Rd., Suite 3
Jacksonville, Florida 32211

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 30th day of May, 1997, by RONALD L. RUSS and ROSANNA M. RUSS, his wife ("Grantor") whose post office address is 6267 Shady Oak Drive, Jacksonville, Florida 32211 to ERNEST D. HARDEN and LINDA L. HARDEN, his wife ("Grantee"), whose post office address is 5541 Arlington Rd., Suite 3, Jacksonville, Florida 32211.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise and quit claim unto said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

Lot 9, Block 20, Lake Lucina, Unit No. 8, according to plat thereof, recorded in Plat Book 26, page 55 and 55A of the current public records of Duval county, Florida.

This deed is given in lieu of foreclosure of the Note and Mortgage in favor of Ernest D. Harden and Linda L. Harden, his wife, dated January 8, 1991, as recorded in Official Records Book 7062, Page 892, current public records of Duval County, Florida. This deed is not intended as additional collateral; no merger of fee title and mortgage is intended. Grantee reserves the right to assert their priority to foreclose their Note and Mortgage in the event a subordinate lienor asserts any claim to the real property conveyed by this deed.

PARCEL IDENTIFICATION NUMBER: 116692-0000

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

IN WITNESS WHEREOF, the said Grantors have set their hands and seals the day and year first above written.

Signed and sealed in our presence:

[Signature]
Print Name: Charles Butcher
[Signature]
Print Name: Paul Talbott

[Signature]
RONALD L. RUSS
[Signature]
ROSANNA M. RUSS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged this 30th day of May, 1997 by Ronald L. Russ and Rosanna M. Russ, who are both personally known to me ~~or who have produced~~ as identification.

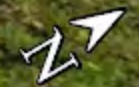
[Signature]
Print name: PAUL TALBOTT
Notary Public
My Commission Expires
PAUL TALBOTT
COMMISSION # CC 354015
EXPIRES MAR 22, 1998
BONDED THRU
ATLANTIC BONDING CO., INC.

137566

①

6835 King Arthur Rd., Jacksonville, FL 32221

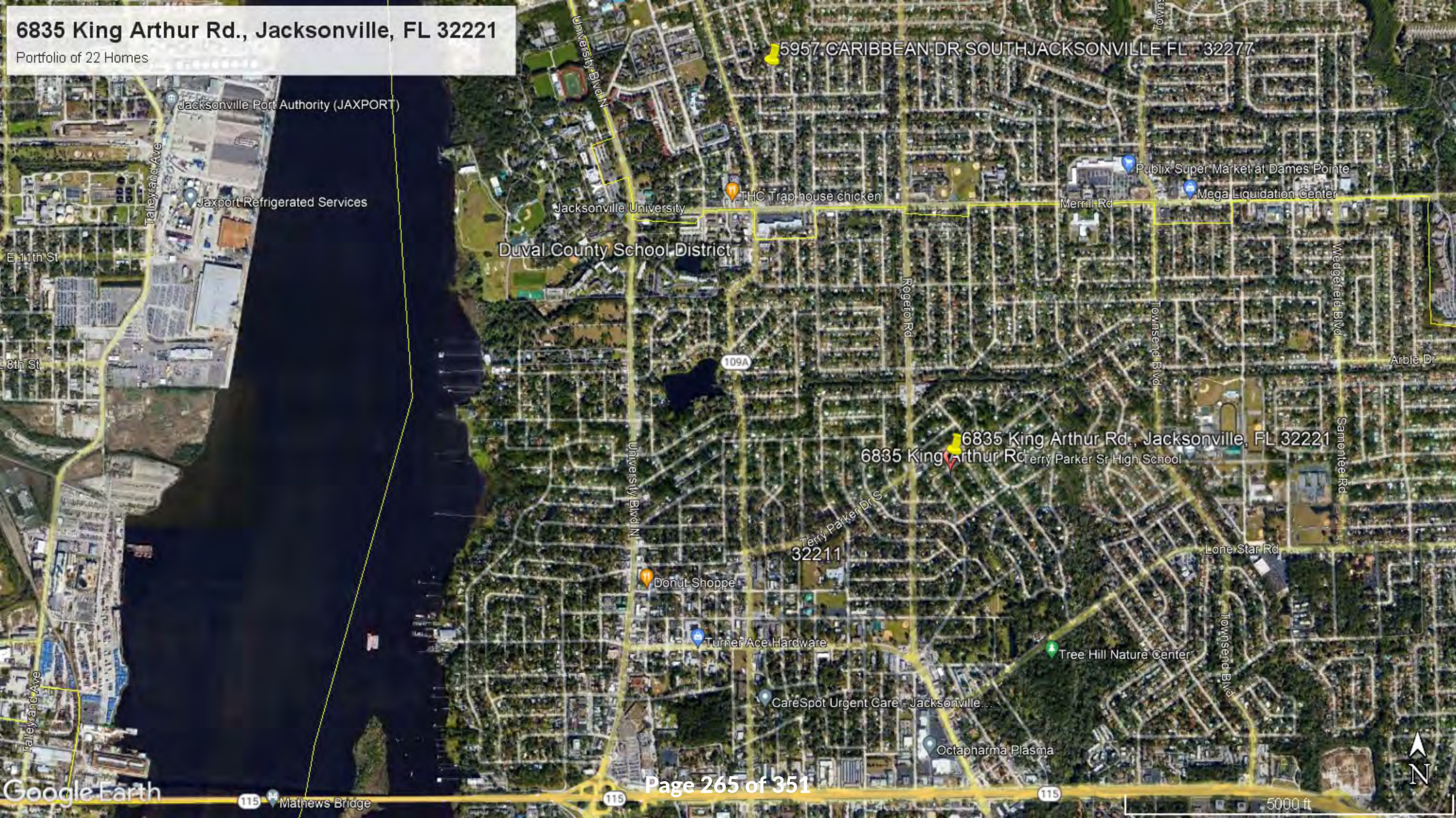
Portfolio of 22 Homes



6835 King Arthur Rd., Jacksonville, FL 32221

Portfolio of 22 Homes

5957 CARIBBEAN DR SOUTH JACKSONVILLE FL 32277



Jacksonville Port Authority (JAXPORT)

Jaxport Refrigerated Services

Jacksonville University

Duval County School District

THC Trap house chicken

Publix Super Market at Dames Pointe

Mega Liquidation Center

6835 King Arthur Rd., Jacksonville, FL 32221

6835 King Arthur Rd. Terry Parker Sr High School

Donut Shoppe

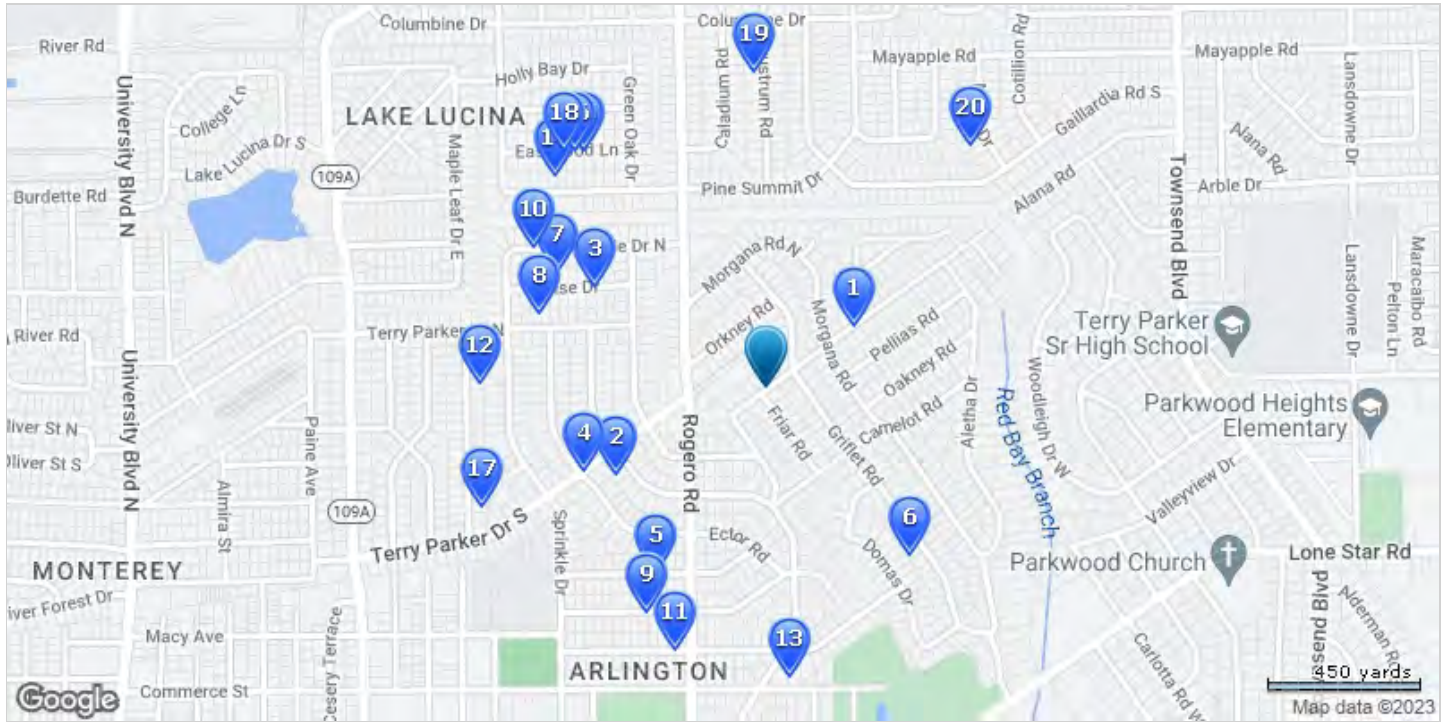
Turner Ace Hardware

CareSpot Urgent Care - Jacksonville...

Octapharma Plasma

Tree Hill Nature Center

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	7,532 - 10,190 Sq Ft
Living/Building Area	999 - 1,351 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$45,300	\$255,000	\$23,286	\$175,000	\$166,764
Price Per Sq Ft	\$38.55	\$193.92	\$18.42	\$151.78	\$136.09
Building Sq Ft	1,175	1,329	1,032	1,242	1,216
Bedrooms	3	4	2	3	3
Total Baths	2	2	1	2	2
Stories	1	1	1	1	1
Year Built	1954	1958	1952	1954	1954
Distance (miles)		0.45	0.15	0.40	0.37
Total Assessment	\$111,023	\$180,412	\$106,357	\$137,770	\$137,097
Total Market Value	\$111,023	\$180,412	\$106,357	\$137,770	\$137,097
Value Projected by Assessment	\$137,031				
Value Projected by Sq Ft	\$159,903				
RealAVM™ (1)	\$157,200	\$258,000	\$160,500	\$205,650	\$208,050





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	6835 King Arthur Rd N	7023 King Arthur Rd N	6602 Banbury Rd	6315 Elise Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	141970-0000	141962-0000	117934-0000	117768-0000
Sale Date	03/1989	03/17/2023	11/30/2022	11/29/2022
Sale Price	\$45,300	\$120,000	\$214,000	\$145,000
Price Per Sq Ft	\$38.55	\$100.33	\$174.84	\$112.93
Building Sq Ft	1,175	1,196	1,224	1,284
Main Area	928	1,056	960	960
Year Built	1954	1954	1954	1954
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)			1	1
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Siding Sheathing	Siding Sheathing
Garage Type	Carport	Carport		
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	70	124	70
Lot Depth	125	115	84	120
Lot Acres	0.2034	0.1948	0.2334	0.1929
Lot Sq Ft	8,861	8,487	10,167	8,403
Annual Tax	\$1,719	\$732	\$3,284	\$2,232
Distance (miles)		0.15	0.25	0.29




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	6835 King Arthur Rd N	6303 Terry Parker Dr S	6623 Ector Pl	1426 Griflet Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	141970-0000	117871-0000	142408-0000	141771-0000
Sale Date	03/1989	03/22/2023	12/01/2022	11/15/2022
Sale Price	\$45,300	\$150,000	\$235,000	\$170,000
Price Per Sq Ft	\$38.55	\$114.68	\$191.06	\$156.83
Building Sq Ft	1,175	1,308	1,230	1,084
Main Area	928	1,158	1,062	864
Year Built	1954	1955	1955	1953
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	2
Bathrooms (Total)	2	2	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)		1		
Interior Wall	Drywall	Drywall	Plywood Panel	Plaster
Exterior	Concrete Block	Brick	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Carport	
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	85	69	70
Lot Depth	125	106	120	120
Lot Acres	0.2034	0.2056	0.1937	0.1974
Lot Sq Ft	8,861	8,956	8,438	8,600
Annual Tax	\$1,719	\$709	\$1,942	\$2,023
Distance (miles)		0.29	0.31	0.32

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	6835 King Arthur Rd N	6234 Sprinkle Dr N	6220 Elise Dr	6613 Brandemere Rd N
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	141970-0000	117754-0000	117782-0000	142383-0000
Sale Date	03/1989	03/20/2023	04/07/2023	01/06/2023
Sale Price	\$45,300	\$225,000	\$225,000	\$192,900
Price Per Sq Ft	\$38.55	\$179.14	\$173.21	\$153.83
Building Sq Ft	1,175	1,256	1,299	1,254
Main Area	928	1,000	984	1,008
Year Built	1954	1955	1955	1954
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	4	3	4
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	1	1
Bathrooms (Half)			1	1
Interior Wall	Drywall	Plaster	Plaster	Drywall
Exterior	Concrete Block	Wood Shake/Shingle	Aluminum/Vinyl	Concrete Block
Garage Type	Carport	Carport		Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	70	70	69
Lot Depth	125	120	120	115
Lot Acres	0.2034	0.1955	0.1959	0.18
Lot Sq Ft	8,861	8,518	8,532	7,842
Annual Tax	\$1,719	\$2,143	\$1,583	\$647
Distance (miles)		0.34	0.34	0.37

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	6835 King Arthur Rd N	6221 Sprinkle Dr N	6643 Brandemere Rd S	1929 New Haven Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	141970-0000	117736-0000	142354-0000	117707-0000
Sale Date	03/1989	02/13/2023	05/30/2023	11/30/2022
Sale Price	\$45,300	\$240,000	\$180,000	\$23,286
Price Per Sq Ft	\$38.55	\$191.39	\$165.44	\$18.42
Building Sq Ft	1,175	1,254	1,088	1,264
Main Area	928	960	968	1,264
Year Built	1954	1954	1954	1955
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)		1		
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Block	Wood Shake/Shingle	Siding Sheathing	Concrete Blk Stucco
Garage Type	Carport		Carport	Garage
Pool		Pool		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	70	69	83
Lot Depth	125	135	115	101
Lot Acres	0.2034	0.2211	0.1745	0.2088
Lot Sq Ft	8,861	9,630	7,601	9,095
Annual Tax	\$1,719	\$387	\$1,735	\$2,603
Distance (miles)		0.39	0.40	0.41


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	6835 King Arthur Rd N	1315 King Arthur Rd	6234 Eastwood Ln	6309 Eastwood Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	141970-0000	141576-0000	116489-0000	116525-0000
Sale Date	03/1989	04/13/2023	06/06/2023	11/22/2022
Sale Price	\$45,300	\$54,000	\$190,000	\$52,100
Price Per Sq Ft	\$38.55	\$48.34	\$162.25	\$50.48
Building Sq Ft	1,175	1,117	1,171	1,032
Main Area	928	765	1,050	1,032
Year Built	1954	1952	1954	1954
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	2	3	3
Bathrooms (Total)	2	1	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Brick	Brick
Garage Type	Carport	Carport	Carport	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	80	70	70
Lot Depth	125	98	125	125
Lot Acres	0.2034	0.1867	0.2068	0.1963
Lot Sq Ft	8,861	8,131	9,007	8,552
Annual Tax	\$1,719	\$1,627	\$2,259	\$567
Distance (miles)		0.42	0.43	0.43

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	6835 King Arthur Rd N	6303 Eastwood Ln	1739 New Haven Rd	6241 Eastwood Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	141970-0000	116526-0000	117718-0000	116527-0000
Sale Date	03/1989	03/03/2023	03/02/2023	10/31/2022
Sale Price	\$45,300	\$145,000	\$150,000	\$170,000
Price Per Sq Ft	\$38.55	\$123.30	\$127.55	\$134.07
Building Sq Ft	1,175	1,176	1,176	1,268
Main Area	928	1,176	1,080	1,032
Year Built	1954	1954	1953	1955
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	4
Bathrooms (Total)	2	2	2	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)		1	1	
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Aluminum/Vinyl	Brick
Garage Type	Carport	Carport	Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air/Not Ducted	Forced Air
Cooling Type	Central	Central	Wall/Window Unit	Central
Lot Frontage	70	70	83	70
Lot Depth	125	125	98	125
Lot Acres	0.2034	0.1964	0.2058	0.1966
Lot Sq Ft	8,861	8,557	8,964	8,564
Annual Tax	\$1,719	\$700	\$2,567	\$2,309
Distance (miles)		0.44	0.44	0.45

	Subject Property	Comparable 19	Comparable 20
			
Address	6835 King Arthur Rd N	2426 Ligustrum Rd	2334 Misty Dr
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211
County	Duval	Duval	Duval
PID	141970-0000	118122-0000	118466-0000
Sale Date	03/1989	12/22/2022	12/30/2022
Sale Price	\$45,300	\$255,000	\$199,000
Price Per Sq Ft	\$38.55	\$193.92	\$149.74
Building Sq Ft	1,175	1,315	1,329
Main Area	928	1,165	924
Year Built	1954	1956	1958
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	3	3	3
Bathrooms (Total)	2	2	1
Bathrooms (Full)	2	1	1
Bathrooms (Half)		1	
Interior Wall	Drywall	Plaster	Drywall
Exterior	Concrete Block	Brick	Siding Sheathing
Garage Type	Carport	Carport	
Pool			
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	70	70	76
Lot Depth	125	130	120
Lot Acres	0.2034	0.2088	0.2106
Lot Sq Ft	8,861	9,096	9,174
Annual Tax	\$1,719	\$968	\$2,084
Distance (miles)		0.45	0.45

6835 King Arthur Rd N, Jacksonville, FL 32211-4821, Duval County

APN: 141970-0000 CLIP: 4491166344

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$45,300	03/1989
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,175	8,861	1954	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest	Owner Address Zip Code	32211
Owner Name 2	Harden Linda	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest & Linda Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Vesting	Husband/Wife
Owner Address City & State	Jacksonville, FL	Owner Occupied	No

LOCATION INFORMATION			
Subdivision	Arlington Manor	School District	Duval County SD
Section	52	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	2151002-2151002
Property Zip	32211	Zoning	RLD-60
Property Zip+4	4821	Taxing Authority	General Services
Property Carrier Route	C008	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	151.00	Flood Zone Date	11/02/2018
Census Block Group	1	Flood Zone Panel	12031C0379J
Map 1	3803		

TAX INFORMATION			
PID	141970-0000	Tax Area	GS
Parcel ID	1419700000	Lot #	110
% Improved	71%	Legal Unit #	GS
Legal Description	24-21 52-2S-27E ARLINGTON MAN OR UNIT 6 LOT 110		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$111,023	\$88,585	\$79,681
Market Value - Land	\$32,592	\$30,555	\$23,765
Market Value - Improved	\$78,431	\$58,030	\$55,916
Assessed Value - Total	\$77,812	\$70,739	\$64,309
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$7,073	\$6,430	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,435		
2021	\$1,553	\$119	8.26%
2022	\$1,719	\$166	10.66%

CHARACTERISTICS			
Lot Frontage	70	Total Baths	2
Lot Depth	125	Full Baths	2
Lot Acres	0.2034	Cooling Type	Central
Lot Sq Ft	8,861	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Asphalt
Building Sq Ft	1,175	Roof Shape	Gable/Hip
Gross Area	1,175	Interior Wall	Drywall
Total Bldg Sq Ft	1,194	Exterior	Concrete Block
Stories	1	Floor Cover	Carpet
Quality	Average	Year Built	1954
Bedrooms	3	Effective Year Built	1954

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Shed Wood	S	240	12	20	1995

Feature Type	Value
Shed Wood	\$1,190

Building Description	Building Size
Base Area	928
Finished Open Porch	18
Addition	247
Unfinished Carport	195

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:13
Sell Score	537		

ESTIMATED VALUE			
RealAVM™	\$157,200	Confidence Score	49
RealAVM™ Range	\$119,100 - \$195,300	Forecast Standard Deviation	24
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	03/1989	Deed Type	Warranty Deed
Sale Price	\$45,300	Owner Name	Harden Ernest
Price Per Square Feet	\$38.55	Owner Name 2	Harden Linda
Document Number	6672-1458	Seller	Stauffer Ralph F Jr

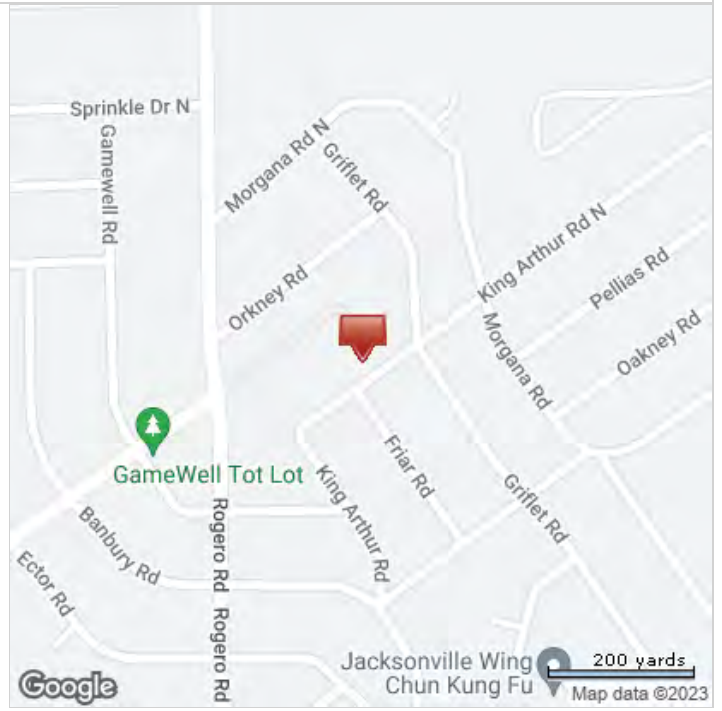
Sale/Settlement Date	03/1989	05/1984	02/1983
Sale Price	\$45,300	\$40,000	\$35,300
Buyer Name	Harden Ernest & L	Stauffer Ralph F Jr	Batteh Jamal J
Seller Name	Stauffer Ralph F Jr	Batteh Jamal J	Polk Robby M & M
Document Number	6672-1458	5799-2309	5621-1488
Document Type	Warranty Deed	Warranty Deed	Warranty Deed


MORTGAGE HISTORY			
Mortgage Date	01/21/2004		
Mortgage Amount	\$60,000	\$39,353	
Mortgage Lender	Argent Mtg Co LLC	Private	
Mortgage Code	Conventional	Conventional	

PROPERTY MAP



*Lot Dimensions are Estimated



HARDEN ERNEST 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA

Primary Site Address
 6835 N KING ARTHUR RD
 Jacksonville FL 32211

Official Record Book/Page
 05195-00055

Tile #
 7410

6835 N KING ARTHUR RD

Property Detail

RE #	141970-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02605 ARLINGTON MANOR UNIT 06
Total Area	8861

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$77,241.00	\$84,517.00
Extra Feature Value	\$1,190.00	\$1,373.00
Land Value (Market)	\$32,592.00	\$42,438.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$111,023.00	\$128,328.00
Assessed Value	\$77,812.00	\$85,593.00
Cap Diff/Portability Amt	\$33,211.00 / \$0.00	\$42,735.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$77,812.00	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
05195-00055	9/26/1980	\$30,900.00	WD - Warranty Deed	Unqualified	Improved
05621-01488	2/25/1983	\$35,300.00	WD - Warranty Deed	Unqualified	Improved
05742-01870	12/28/1983	\$100.00	QC - Quit Claim	Unqualified	Improved
05799-02309	5/14/1984	\$40,000.00	WD - Warranty Deed	Unqualified	Improved
06672-01458	3/13/1989	\$45,300.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHWR2	Shed Wood	1	20	12	240.00	\$1,373.00

Land & Legal 

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	70.00	125.00	Common	70.00	Front Footage	\$42,438.00	1	24-21 52-2S-27E
										2	ARLINGTON MANOR UNIT 6
										3	LOT 110

Buildings 

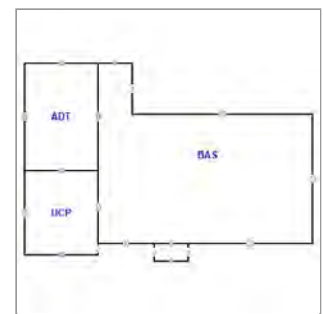
Building 1
 Building 1 Site Address
 6835 N KING ARTHUR RD Unit
 Jacksonville FL 32211

Building Type	0101 - SFR 1 STORY
Year Built	1954
Building Value	\$84,517.00

Type	Gross Area	Heated Area	Effective Area
Base Area	928	928	928
Finished Open Porch	18	0	5
Addition	247	247	222
Unfinished Carport	195	0	39
Total	1388	1175	1194

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2022 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	\$77,812.00	\$0.00	\$77,812.00	\$809.39	\$880.59	\$807.39
Public Schools: By State Law	\$111,023.00	\$0.00	\$111,023.00	\$315.36	\$359.27	\$347.57
By Local Board	\$111,023.00	\$0.00	\$111,023.00	\$199.14	\$249.58	\$219.48
FL Inland Navigation Dist.	\$77,812.00	\$0.00	\$77,812.00	\$2.26	\$2.49	\$2.23
Water Mgmt Dist. SJRWMD	\$77,812.00	\$0.00	\$77,812.00	\$15.48	\$15.36	\$15.36
			Totals	\$1,341.63	\$1,507.29	\$1,392.03

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$88,585.00	\$70,739.00	\$0.00	\$70,739.00
Current Year	\$111,023.00	\$77,812.00	\$0.00	\$77,812.00

2022 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.

2022

2021

2020

2019


2018

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](#)

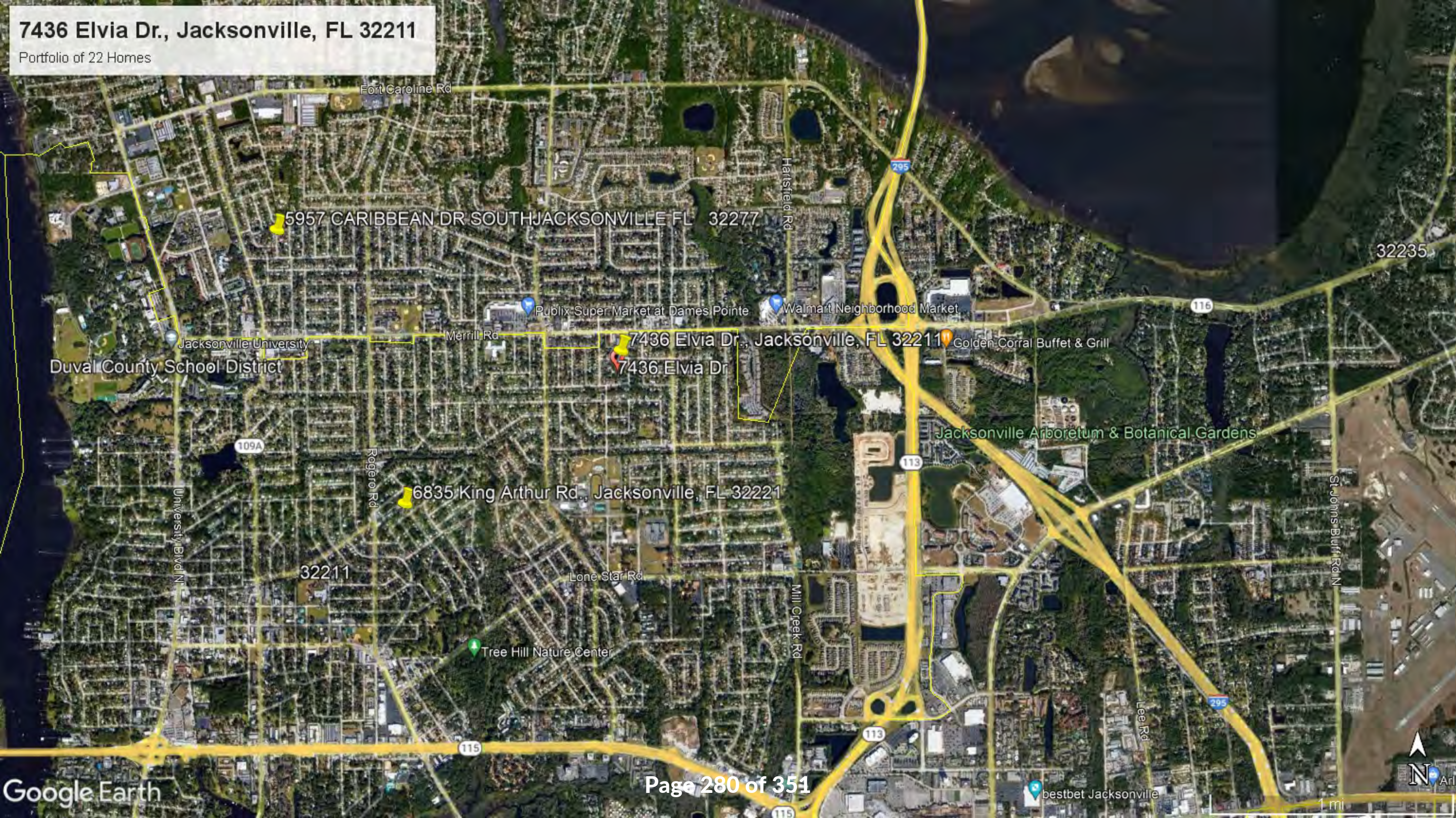
7436 Elvia Dr., Jacksonville, FL 32211

Portfolio of 22 Homes



7436 Elvia Dr., Jacksonville, FL 32211

Portfolio of 22 Homes



5957 CARIBBEAN DR SOUTH JACKSONVILLE FL 32277

7436 Elvia Dr., Jacksonville, FL 32211

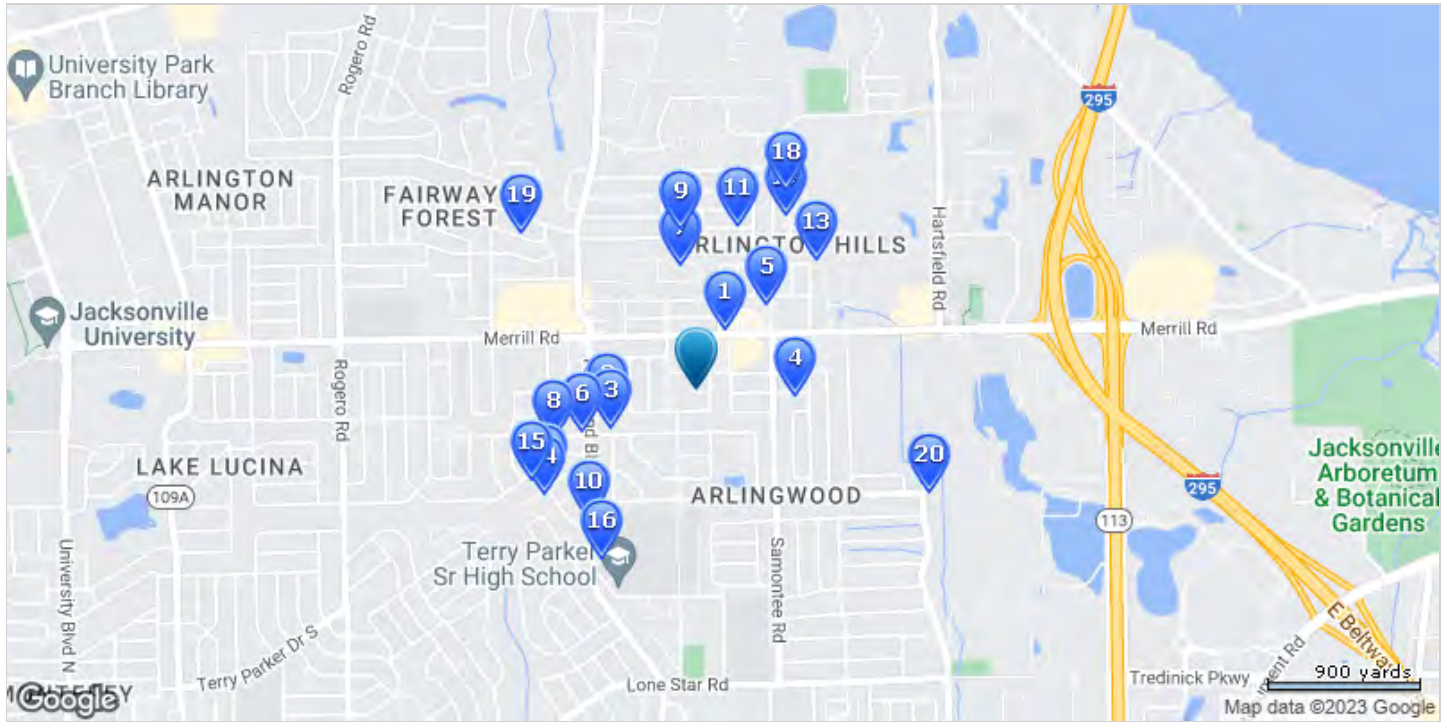
7436 Elvia Dr

6835 King Arthur Rd., Jacksonville, FL 32221

32211

32235

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	6,502 - 8,798 Sq Ft
Living/Building Area	996 - 1,348 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price		\$264,000	\$60,000	\$202,500	\$192,535
Price Per Sq Ft		\$232.69	\$57.69	\$162.02	\$160.09
Building Sq Ft	1,172	1,340	1,040	1,227	1,209
Bedrooms	3	3	2	3	3
Total Baths	2	2	1	2	2
Stories	1	1	1	1	1
Year Built	1958	1972	1955	1960	1961
Distance (miles)		0.73	0.19	0.49	0.46
Total Assessment	\$128,053	\$191,394	\$128,829	\$146,111	\$151,249
Total Market Value	\$128,053	\$191,394	\$128,829	\$146,111	\$151,249
Value Projected by Assessment	\$164,016				
Value Projected by Sq Ft	\$187,631				
RealAVM™ (1)	\$190,800	\$261,300	\$129,900	\$227,450	\$216,795





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	7436 Elvia Dr	2821 Wycombe Dr W	2616 Devonwood Rd	7220 Hielo Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32277	32211	32211
County	Duval	Duval	Duval	Duval
PID	118884-0000	119675-0000	118847-0000	118869-0000
Sale Date	07/19/1985	10/26/2022	03/17/2023	06/27/2023
Sale Price		\$195,000	\$240,000	\$242,000
Price Per Sq Ft		\$168.69	\$196.08	\$232.69
Building Sq Ft	1,172	1,156	1,224	1,040
Main Area	1,040	832	1,092	1,040
Year Built	1958	1960	1958	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)	1		1	1
Interior Wall	Drywall	Drywall	Plaster	Plaster
Exterior	Concrete Block	Concrete Blk Stucco	Concrete Block	Brick
Garage Type	Carport		Garage	Carport
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	75	70	75
Lot Depth	110	101	114	116
Lot Acres	0.1756	0.1681	0.1858	0.1989
Lot Sq Ft	7,650	7,323	8,095	8,662
Annual Tax	\$1,965	\$2,406	\$1,651	\$2,736
Distance (miles)		0.19	0.26	0.27




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	7436 Elvia Dr	7727 Lazeau Dr	2904 Wedgefield Blvd	7144 Hielo Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32277	32211
County	Duval	Duval	Duval	Duval
PID	118884-0000	120015-0000	120183-0000	118714-0000
Sale Date	07/19/1985	12/20/2022	03/31/2023	02/22/2023
Sale Price		\$125,000	\$130,000	\$190,000
Price Per Sq Ft		\$107.76	\$104.42	\$149.49
Building Sq Ft	1,172	1,160	1,245	1,271
Main Area	1,040	960	1,025	1,040
Year Built	1958	1961	1964	1957
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	1	1	2	1
Bathrooms (Half)	1			1
Interior Wall	Drywall	Drywall	Drywall	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Carport		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	75	75	70
Lot Depth	110	116	100	120
Lot Acres	0.1756	0.1644	0.1932	0.18
Lot Sq Ft	7,650	7,162	8,417	7,839
Annual Tax	\$1,965	\$2,264	\$2,294	\$2,251
Distance (miles)		0.29	0.32	0.35

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	7436 Elvia Dr	7425 Stonehurst Rd N	7055 Mayapple Rd	3040 Dalehurst Dr W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32277	32211	32277
County	Duval	Duval	Duval	Duval
PID	118884-0000	119789-0000	118394-0000	119848-0000
Sale Date	07/19/1985	01/24/2023	01/10/2023	03/30/2023
Sale Price		\$219,900	\$60,000	\$229,000
Price Per Sq Ft		\$178.78	\$57.69	\$177.80
Building Sq Ft	1,172	1,230	1,040	1,288
Main Area	1,040	1,050	1,040	984
Year Built	1958	1959	1957	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)	1		1	1
Interior Wall	Drywall	Plaster	Plaster	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Blk Stucco
Garage Type	Carport	Garage	Garage	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	75	70	75
Lot Depth	110	102	120	100
Lot Acres	0.1756	0.159	0.1992	0.1718
Lot Sq Ft	7,650	6,925	8,678	7,484
Annual Tax	\$1,965	\$1,522	\$716	\$3,071
Distance (miles)		0.36	0.43	0.47

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	7436 Elvia Dr	2420 Townsend Blvd	7626 Tacony Dr	7028 Gaillardia Rd S
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32277	32211
County	Duval	Duval	Duval	Duval
PID	118884-0000	118614-0000	119901-0000	118558-0000
Sale Date	07/19/1985	05/19/2023	04/25/2023	06/12/2023
Sale Price		\$264,000	\$225,000	\$205,000
Price Per Sq Ft		\$218.72	\$196.85	\$156.13
Building Sq Ft	1,172	1,207	1,143	1,313
Main Area	1,040	1,075	1,107	1,073
Year Built	1958	1957	1961	1955
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	2	2	2
Bathrooms (Half)	1			
Interior Wall	Drywall	Plaster	Drywall	Plaster
Exterior	Concrete Block	Concrete Block	Brick	Concrete Blk Stucco
Garage Type	Carport	Carport	Carport	Carport
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	70	77	70
Lot Depth	110	120	100	120
Lot Acres	0.1756	0.2008	0.1732	0.2015
Lot Sq Ft	7,650	8,749	7,545	8,777
Annual Tax	\$1,965	\$2,321	\$458	\$537
Distance (miles)		0.48	0.49	0.50


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	7436 Elvia Dr	7848 Dalehurst Dr S	7009 Alana Rd	7011 Gaillardia Rd S
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32277	32211	32211
County	Duval	Duval	Duval	Duval
PID	118884-0000	113033-0265	118578-0000	118423-0000
Sale Date	07/19/1985	04/28/2023	11/14/2022	02/03/2023
Sale Price		\$222,300	\$239,000	\$125,000
Price Per Sq Ft		\$213.75	\$222.74	\$106.66
Building Sq Ft	1,172	1,040	1,073	1,172
Main Area	1,040	1,040	1,073	1,040
Year Built	1958	1972	1956	1956
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	2	3	3
Bathrooms (Total)	2	2	2	1
Bathrooms (Full)	1	1	2	1
Bathrooms (Half)	1	1		
Interior Wall	Drywall	Drywall	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Blk Stucco
Garage Type	Carport	Garage	Carport	Garage
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	78	70	70
Lot Depth	110	97	120	118
Lot Acres	0.1756	0.1653	0.1784	0.1978
Lot Sq Ft	7,650	7,199	7,771	8,614
Annual Tax	\$1,965	\$2,171	\$1,070	\$2,292
Distance (miles)		0.51	0.53	0.54

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	7436 Elvia Dr	2327 Townsend Blvd	3116 Donhurst St	3220 Donhurst St
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32277	32277
County	Duval	Duval	Duval	Duval
PID	118884-0000	118986-0000	113033-0370	113033-0345
Sale Date	07/19/1985	11/29/2022	12/21/2022	06/01/2023
Sale Price		\$200,000	\$225,000	\$169,500
Price Per Sq Ft		\$149.25	\$167.91	\$128.41
Building Sq Ft	1,172	1,340	1,340	1,320
Main Area	1,040	1,186	1,040	1,056
Year Built	1958	1959	1972	1972
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	1	2	1	1
Bathrooms (Half)	1		1	1
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Carport	Garage	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	70	77	75	75
Lot Depth	110	127	100	100
Lot Acres	0.1756	0.1969	0.1795	0.1765
Lot Sq Ft	7,650	8,578	7,821	7,688
Annual Tax	\$1,965	\$212	\$797	\$859
Distance (miles)		0.55	0.56	0.63

	Subject Property	Comparable 19	Comparable 20
			
Address	7436 Elvia Dr	7036 Greenfern Ln	2415 Mill Creek Rd
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32277	32211
County	Duval	Duval	Duval
PID	118884-0000	117249-0000	120261-0000
Sale Date	07/19/1985	12/09/2022	12/09/2022
Sale Price		\$165,000	\$180,000
Price Per Sq Ft		\$132.64	\$135.44
Building Sq Ft	1,172	1,244	1,329
Main Area	1,040	1,148	1,329
Year Built	1958	1962	1963
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	3	3	3
Bathrooms (Total)	2	2	1
Bathrooms (Full)	1	2	1
Bathrooms (Half)	1		
Interior Wall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Garage
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	70	75	74
Lot Depth	110	115	115
Lot Acres	0.1756	0.1976	0.1949
Lot Sq Ft	7,650	8,608	8,489
Annual Tax	\$1,965	\$1,724	\$2,504
Distance (miles)		0.67	0.73

7436 Elvia Dr, Jacksonville, FL 32211-4249, Duval County

APN: 118884-0000 CLIP: 3235151777

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	1	1	N/A	07/19/1985
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,172	7,650	1958	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Arlington Hills Unit 06a	School District	Duval County SD
Section	11	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	2150012-2150012
Property Zip	32211	Zoning	RLD-60
Property Zip+4	4249	Taxing Authority	General Services
Property Carrier Route	C046	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	150.01	Flood Zone Date	11/02/2018
Census Block Group	4	Flood Zone Panel	12031C0377J
Map 1	3752		

TAX INFORMATION			
PID	118884-0000	Block #	2
Parcel ID	1188840000	Lot #	4
% Improved	64%	Legal Unit #	GS
Tax Area	GS		
Legal Description	28-26 11-2S-27E ARLINGTON HILLS UNIT 6 A LOT 4 BLK 2		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$128,053	\$91,564	\$79,786
Market Value - Land	\$46,368	\$33,810	\$24,150
Market Value - Improved	\$81,685	\$57,754	\$55,636
Assessed Value - Total	\$91,019	\$82,745	\$75,223
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$8,274	\$7,522	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,563		
2021	\$1,711	\$148	9.46%
2022	\$1,965	\$254	14.83%

CHARACTERISTICS			
Lot Frontage	70	Full Baths	1
Lot Depth	110	Half Baths	1
Lot Acres	0.1756	Cooling Type	Central
Lot Sq Ft	7,650	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Unfinished Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Asphalt
Building Sq Ft	1,172	Roof Shape	Gable/Hip
Gross Area	1,172	Interior Wall	Drywall
Total Bldg Sq Ft	1,247	Exterior	Concrete Block
Stories	1	Floor Cover	Asphalt Tile
Quality	Average	Year Built	1958

Bedrooms	3	Effective Year Built	1958
Total Baths	2		

FEATURES	
Building Description	Building Size
Base Area	1,040
Unfinished Open Porch	25
Unfinished Carport	220
Unfinished Storage	88
Addition	132
Unfinished Open Porch	20

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:12
Sell Score	574		

ESTIMATED VALUE			
RealAVM™	\$190,800	Confidence Score	44
RealAVM™ Range	\$139,000 - \$242,500	Forecast Standard Deviation	27
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY					
Sale Date	07/19/1985		Owner Name	Harden Ernest D	
Document Number	5992-439		Owner Name 2	Harden Linda L	
Deed Type	Quit Claim Deed				
Recording Date	10/24/2019	01/05/2000	12/17/1999		
Sale/Settlement Date	08/25/2019	12/16/1999	12/16/1999	07/19/1985	04/1985
Sale Price	\$100				\$26,000
Nominal	Y	Y	Y		
Buyer Name	Harden Ernest D & Linda L	Harden Ernest D	Harden Ernest	Harden Ernest D	Harden Ernest D
Seller Name	Harden Ernest D	Guy John A Coc	Guy John A Coc		Garrison Annette C
Document Number	18979-1754	9510-920	9496-90	5992-439	5954-2215
Document Type	Warranty Deed	Certificate Of Title (FI)	Foreclosure Deed	Quit Claim Deed	Warranty Deed

PROPERTY MAP

*Lot Dimensions are Estimated

HARDEN ERNEST D
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 7436 ELVIA DR
 Jacksonville FL 32211

Official Record Book/Page
 18979-01754

Tile #
 7411

7436 ELVIA DR

Property Detail

RE #	118884-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02086 ARLINGTON HILLS UNIT 06A
Total Area	7650

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$81,685.00	\$85,684.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$46,368.00	\$46,368.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$128,053.00	\$132,052.00
Assessed Value	\$91,019.00	\$100,120.00
Cap Diff/Portability Amt	\$37,034.00 / \$0.00	\$31,932.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$91,019.00	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
18979-01754	4/25/2019	\$100.00	WD - Warranty Deed	Unqualified	Improved
09510-00920	12/29/1999	\$100.00	CT - Certificate of Title	Unqualified	Improved
05992-00439	7/19/1985	\$100.00	QC - Quit Claim	Unqualified	Improved
05954-02215	4/29/1985	\$26,000.00	WD - Warranty Deed	Unqualified	Improved
05156-00049	7/28/1980	\$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	70.00	110.00	Common	70.00	Front Footage	\$46,368.00

Legal

LN	Legal Description
1	28-26 11-2S-27E
2	ARLINGTON HILLS UNIT 6 A
3	LOT 4 BLK 2

Buildings

Building 1

Building 1 Site Address
 7436 ELVIA DR Unit
 Jacksonville FL 32211

Building Type	0101 - SFR 1 STORY
Year Built	1958
Building Value	\$85,684.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1040	1040	1040
Unfin Open Porch	25	0	5
Unfinished Carport	220	0	44
Unfinished Storage	88	0	35
Addition	132	132	119
Unfin Open Porch	20	0	4
Total	1525	1172	1247

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.500	
Rooms / Units	1.000	



2022 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	\$91,019.00	\$0.00	\$91,019.00	\$946.76	\$1,030.05	\$944.42
Public Schools: By State Law	\$128,053.00	\$0.00	\$128,053.00	\$325.97	\$414.38	\$400.88
By Local Board	\$128,053.00	\$0.00	\$128,053.00	\$205.84	\$287.86	\$253.15
FL Inland Navigation Dist.	\$91,019.00	\$0.00	\$91,019.00	\$2.65	\$2.91	\$2.61
Water Mgmt Dist. SJRWMD	\$91,019.00	\$0.00	\$91,019.00	\$18.11	\$17.97	\$17.97
			Totals	\$1,499.33	\$1,753.17	\$1,619.03

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$91,564.00	\$82,745.00	\$0.00	\$82,745.00
Current Year	\$128,053.00	\$91,019.00	\$0.00	\$91,019.00

2022 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.

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

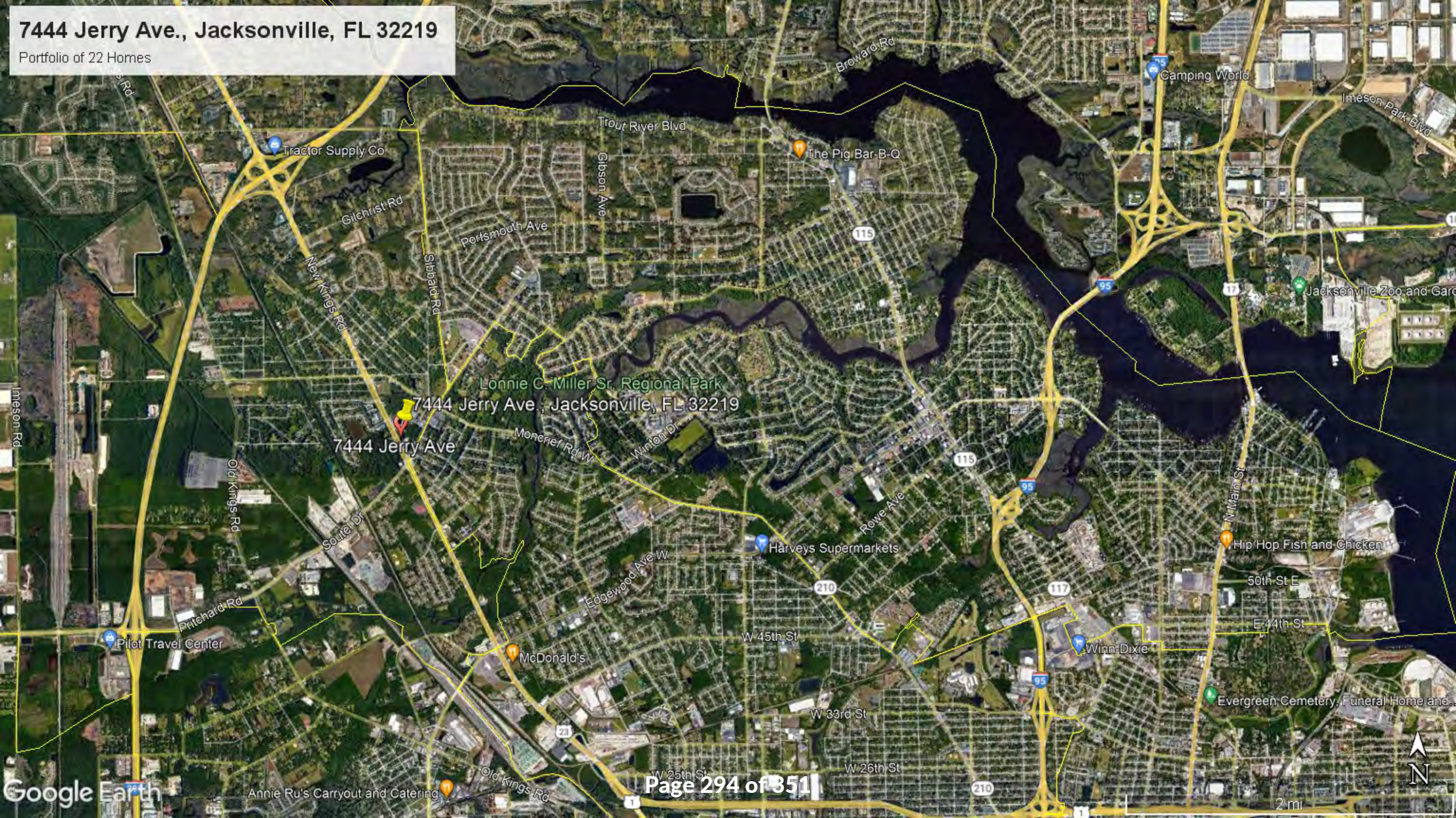
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

7444 Jerry Ave., Jacksonville, FL 32219
Portfolio of 22 Homes



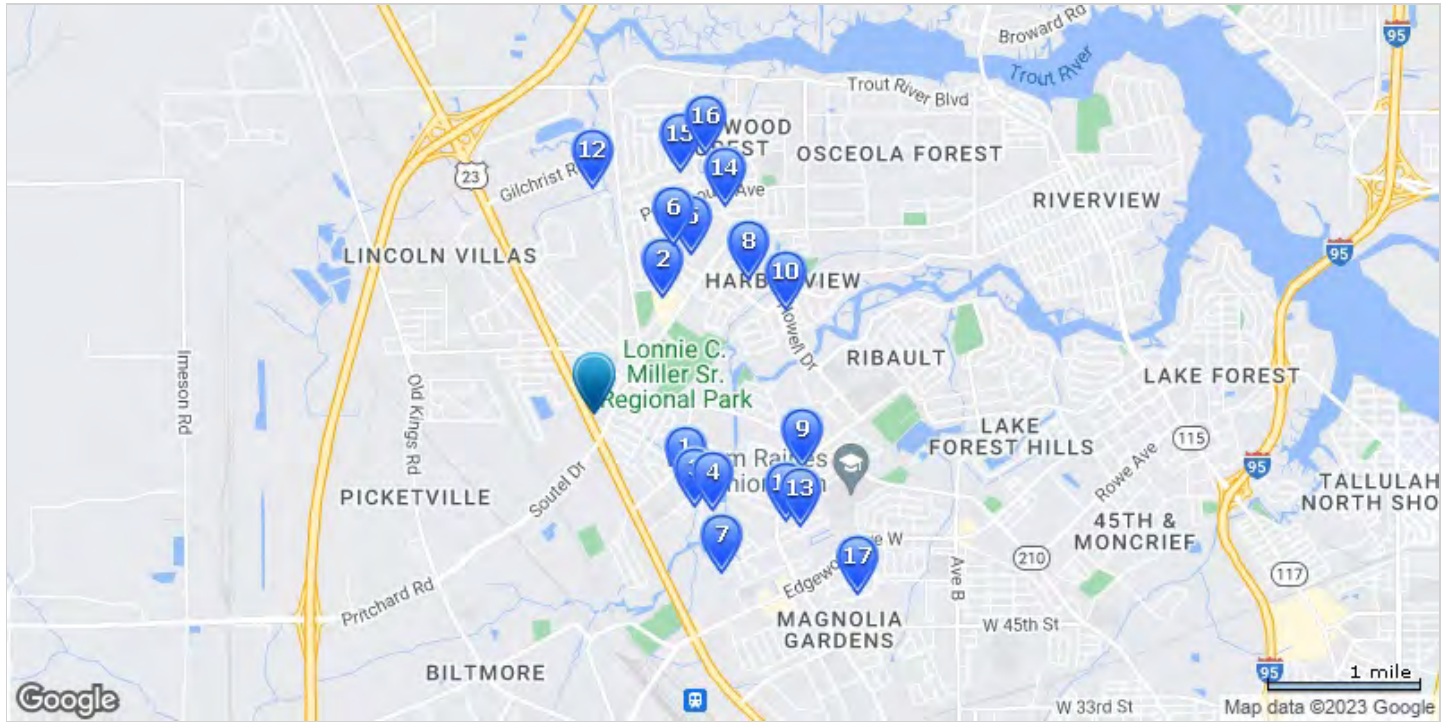
7444 Jerry Ave., Jacksonville, FL 32219

Portfolio of 22 Homes



7444 Jerry Ave., Jacksonville, FL 32219

















SEARCH CRITERIA			
Number of Comparables	17	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	8,500 - 11,500 Sq Ft
Living/Building Area	796 - 1,076 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$7,000	\$195,000	\$52,000	\$90,000	\$106,783
Price Per Sq Ft	\$7.48	\$182.24	\$55.56	\$98.38	\$114.43
Building Sq Ft	936	1,075	816	936	933
Bedrooms	2	3	2	3	3
Total Baths	1	2	1	1	1
Stories	1	1	1	1	1
Year Built	1955	1972	1955	1959	1960
Distance (miles)		1.83	0.67	1.23	1.20
Total Assessment	\$75,998	\$102,902	\$63,022	\$83,145	\$81,635
Total Market Value	\$75,998	\$102,902	\$63,022	\$83,145	\$81,635
Value Projected by Assessment	\$100,017				
Value Projected by Sq Ft	\$107,105				
RealAVM™ (1)	\$88,000	\$228,700	\$79,700	\$143,000	\$140,218





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.




	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	7444 Jerry Ave	7038 W Virginia Ave	5209 Archery Ave	6907 W Virginia Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32219	32209	32208	32209
County	Duval	Duval	Duval	Duval
PID	041775-0000	040713-0000	038399-0000	040762-0000
Sale Date	06/23/2015	01/12/2023	06/23/2023	11/15/2022
Sale Price	\$7,000	\$52,000	\$195,000	\$85,000
Price Per Sq Ft	\$7.48	\$55.56	\$182.24	\$98.38
Building Sq Ft	936	936	1,070	864
Main Area	816	936	894	864
Year Built	1955	1960	1959	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	2	3
Bathrooms (Total)	1	1	1	1
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Asbestos Shingle	Concrete Block	Concrete Block
Garage Type	Carport	Carport	Carport	Carport
Heat Type	Forced Air/Not Ducted	Forced Air	Forced Air	Forced Air
Cooling Type	Wall/Window Unit	Central	Central	Central
Lot Frontage	100	94	75	65
Lot Depth	100	112	120	150
Lot Acres	0.2296	0.2326	0.2092	0.2461
Lot Sq Ft	10,000	10,132	9,113	10,720
Annual Tax	\$1,263	\$1,176	\$1,561	\$363
Distance (miles)		0.67	0.78	0.78

	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	7444 Jerry Ave	4908 Hampshire Dr	5004 Fredericksburg Ave	5036 Princely Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32219	32209	32208	32208
County	Duval	Duval	Duval	Duval
PID	041775-0000	040821-0000	038234-0000	038130-0000
Sale Date	06/23/2015	12/01/2022	03/24/2023	03/16/2023
Sale Price	\$7,000	\$121,916	\$80,000	\$85,500
Price Per Sq Ft	\$7.48	\$127.00	\$81.88	\$87.51
Building Sq Ft	936	960	977	977
Main Area	816	960	977	977
Year Built	1955	1964	1958	1958
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	2	3
Bathrooms (Total)	1	2	1	1
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)		1		
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Brick	Concrete Block	Concrete Block
Garage Type	Carport	Carport	Garage	Carport
Heat Type	Forced Air/Not Ducted	Forced Air	Forced Air	Forced Air/Not Ducted
Cooling Type	Wall/Window Unit	Central	Central	Wall/Window Unit
Lot Frontage	100	100	70	75
Lot Depth	100	100	120	110
Lot Acres	0.2296	0.2502	0.2043	0.1974
Lot Sq Ft	10,000	10,900	8,898	8,600
Annual Tax	\$1,263	\$550	\$1,200	\$539
Distance (miles)		0.87	1.08	1.08

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	7444 Jerry Ave	6186 Bagley Rd	8824 Darlington Dr	6811 Homer Rd E
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32219	32209	32208	32209
County	Duval	Duval	Duval	Duval
PID	041775-0000	040596-0000	039434-0000	041194-0000
Sale Date	06/23/2015	02/08/2023	01/17/2023	03/24/2023
Sale Price	\$7,000	\$65,000	\$82,500	\$145,000
Price Per Sq Ft	\$7.48	\$68.57	\$87.12	\$175.12
Building Sq Ft	936	948	947	828
Main Area	816	948	897	828
Year Built	1955	1960	1958	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	3
Bathrooms (Total)	1	1	1	1
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Plaster	Drywall
Exterior	Concrete Block	Shingle Siding	Concrete Bik Stucco	Concrete Block
Garage Type	Carport		Carport	Carport
Heat Type	Forced Air/Not Ducted	Forced Air	Forced Air/Not Ducted	Forced Air
Cooling Type	Wall/Window Unit	Central	Wall/Window Unit	Central
Lot Frontage	100	75	74	68
Lot Depth	100	140	119	134
Lot Acres	0.2296	0.2444	0.2101	0.216
Lot Sq Ft	10,000	10,647	9,154	9,408
Annual Tax	\$1,263	\$1,516	\$1,344	\$1,425
Distance (miles)		1.17	1.18	1.23

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	7444 Jerry Ave	4402 Clyde Dr	4240 Owen Ave	9374 Blunder Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32219	32208	32209	32219
County	Duval	Duval	Duval	Duval
PID	041775-0000	039772-0000	041083-0000	040026-0000
Sale Date	06/23/2015	11/09/2022	11/21/2022	01/24/2023
Sale Price	\$7,000	\$100,000	\$90,000	\$63,000
Price Per Sq Ft	\$7.48	\$93.02	\$98.68	\$77.21
Building Sq Ft	936	1,075	912	816
Main Area	816	925	888	816
Year Built	1955	1959	1959	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RR-ACRE
Stories	1	1	1	1
Bedrooms	2	3	3	2
Bathrooms (Total)	1	1	1	1
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Plaster
Exterior	Concrete Block	Concrete Blk Stucco	Aluminum/Vinyl	Aluminum/Vinyl
Garage Type	Carport	Carport	Carport	
Heat Type	Forced Air/Not Ducted	Forced Air	Forced Air	Forced Air
Cooling Type	Wall/Window Unit	Central	Central	Central
Lot Frontage	100	84	64	100
Lot Depth	100	118	139	100
Lot Acres	0.2296	0.2301	0.2087	0.2216
Lot Sq Ft	10,000	10,022	9,093	9,655
Annual Tax	\$1,263	\$1,610	\$1,593	\$1,430
Distance (miles)		1.26	1.27	1.30

	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	7444 Jerry Ave	4158 Lockhart Dr N	4704 Portsmouth Ave	9419 Little John Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32219	32209	32208	32208
County	Duval	Duval	Duval	Duval
PID	041775-0000	041128-0000	037834-0000	038987-0000
Sale Date	06/23/2015	06/14/2023	05/30/2023	05/31/2023
Sale Price	\$7,000	\$159,000	\$102,500	\$175,000
Price Per Sq Ft	\$7.48	\$179.05	\$110.22	\$177.85
Building Sq Ft	936	888	930	984
Main Area	816	888	800	984
Year Built	1955	1959	1955	1972
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	2	3	3	3
Bathrooms (Total)	1	1	1	2
Bathrooms (Full)	1	1	1	1
Bathrooms (Half)				1
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Block	Concrete Block	Wood Shake/Shingle	Concrete Block
Garage Type	Carport	Carport		Garage
Heat Type	Forced Air/Not Ducted	Forced Air	Forced Air	Forced Air
Cooling Type	Wall/Window Unit	Central	Central	Central
Lot Frontage	100	63	60	75
Lot Depth	100	139	130	110
Lot Acres	0.2296	0.2089	0.2081	0.2008
Lot Sq Ft	10,000	9,101	9,067	8,745
Annual Tax	\$1,263	\$1,296	\$1,773	\$1,783
Distance (miles)		1.35	1.42	1.48

	Subject Property	Comparable 16	Comparable 17
			
Address	7444 Jerry Ave	9605 Norfolk Blvd	2753 Lippia Rd
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32219	32208	32209
County	Duval	Duval	Duval
PID	041775-0000	039226-0000	028627-0000
Sale Date	06/23/2015	02/10/2023	01/12/2023
Sale Price	\$7,000	\$88,000	\$125,900
Price Per Sq Ft	\$7.48	\$96.70	\$149.17
Building Sq Ft	936	910	844
Main Area	816	910	844
Year Built	1955	1961	1956
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	2	3	3
Bathrooms (Total)	1	2	1
Bathrooms (Full)	1	1	1
Bathrooms (Half)		1	
Interior Wall	Drywall	Drywall	Plaster
Exterior	Concrete Block	Concrete Block	Aluminum/Vinyl
Garage Type	Carport	Carport	Carport
Heat Type	Forced Air/Not Ducted	Forced Air	Forced Air
Cooling Type	Wall/Window Unit	Central	Central
Lot Frontage	100	75	90
Lot Depth	100	120	100
Lot Acres	0.2296	0.2229	0.2153
Lot Sq Ft	10,000	9,709	9,379
Annual Tax	\$1,263	\$1,476	\$1,173
Distance (miles)		1.63	1.83

7444 Jerry Ave, Jacksonville, FL 32219-3417, Duval County

APN: 041775-0000 CLIP: 3828663732

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	1	N/A	\$7,000	06/23/2015
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	936	10,000	1955	SFR	

OWNER INFORMATION			
Owner Name	No 7444	Owner Address Zip Code	32211
Owner Name 2	Harden Ernest	Owner Address ZIP + 4 Code	5634
Mail Owner Name	No 7444	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Moncrief Terrace	School District	Duval County SD
Section	39	High School District/School Name	1200480
Township	01S	Elementary School District	1200480
Range	26E	Neighborhood Code	5107003-5107003
Property Zip	32219	Zoning	RLD-60
Property Zip+4	3417	Taxing Authority	General Services
Property Carrier Route	C027	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	A
Census Tract	107.00	Flood Zone Date	11/02/2018
Census Block Group	3	Flood Zone Panel	12031C0188J
Map 1	1711		

TAX INFORMATION			
PID	041775-0000	Block #	F
Parcel ID	0417750000	Lot #	14
% Improved	79%	Legal Unit #	GSK
Tax Area	GSK		
Legal Description	6-47 39-1S-26E MONCRIEF TERRACE LOTS 14,15 BLK F		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$75,998	\$50,105	\$45,377
Market Value - Land	\$16,020	\$8,900	\$8,010
Market Value - Improved	\$59,978	\$41,205	\$37,367
Assessed Value - Total	\$54,905	\$49,914	\$45,377
Assessed Value - Land			\$8,010
Assessed Value - Improved			\$37,367
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$4,991	\$4,537	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,011		
2021	\$1,086	\$76	7.49%
2022	\$1,263	\$176	16.21%

CHARACTERISTICS			
Lot Frontage	100	Total Baths	1
Lot Depth	100	Full Baths	1
Lot Acres	0.2296	Cooling Type	Wall/Window Unit
Lot Sq Ft	10,000	Heat Type	Forced Air/Not Ducted
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Asphalt
Building Sq Ft	936	Roof Shape	Gable/Hip
Gross Area	936	Interior Wall	Drywall
Total Bldg Sq Ft	1,150	Exterior	Concrete Block

Stories	1	Floor Cover	Carpet
Quality	Average	Year Built	1955
Bedrooms	2	Effective Year Built	1955

FEATURES	
Building Description	Building Size
Base Area	816
Addition	120
Finished Open Porch	68
Finished Storage	120
Unfinished Storage	204
Unfinished Carport	321

SELL SCORE			
Rating	High	Value As Of	2023-07-23 04:34:12
Sell Score	749		

ESTIMATED VALUE			
RealAVM™	\$88,000	Confidence Score	36
RealAVM™ Range	\$61,600 - \$114,400	Forecast Standard Deviation	30
Value As Of	07/17/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

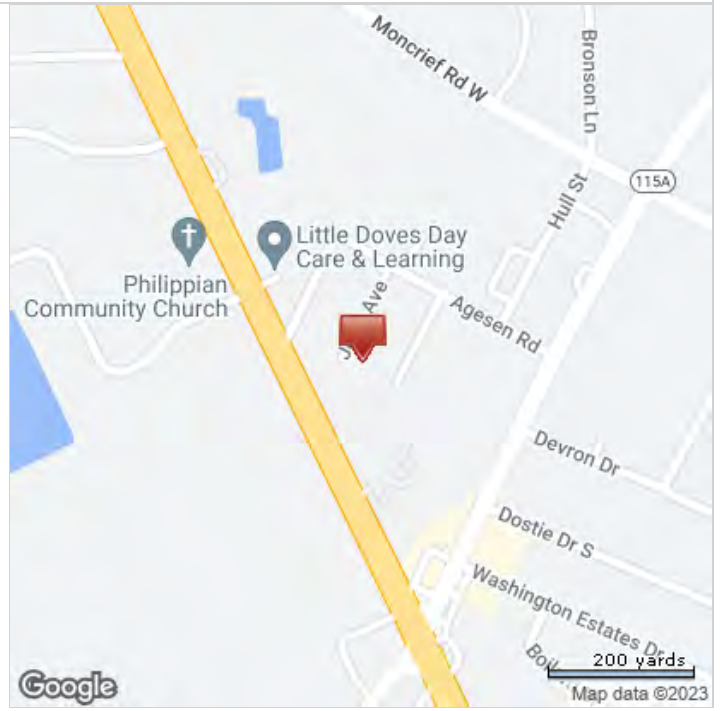
LAST MARKET SALE & SALES HISTORY			
Recording Date	06/25/2015	Deed Type	Special Warranty Deed
Sale Date	06/23/2015	Owner Name	No 7444
Sale Price	\$7,000	Owner Name 2	Harden Ernest
Price Per Square Feet	\$7.48	Seller	Federal Natl Mtg Assn Fnma
Document Number	17213-678		

Recording Date	06/25/2015	02/07/2015	01/26/2015
Sale/Settlement Date	06/23/2015	01/26/2015	01/26/2015
Sale Price	\$7,000	\$17,000	\$17,000
Buyer Name	Trust 7444	Federal Natl Mtg Assn Fnma	Federal Natl Mtg Assn Fnma
Seller Name	Federal Natl Mtg Assn Fnma	Stokes Eleanor Coc	Clerk Of Court Of Duval County
Document Number	17213-678	17060-117	17045-554
Document Type	Special Warranty Deed	Certificate Of Title (FI)	Certif Of Sale-Sheriff/Marshal

MORTGAGE HISTORY			
Mortgage Date	06/05/2009		06/05/2009
Mortgage Amount	\$1		\$70,500
Mortgage Lender	Hud-Housing/Urban Dev		Financial Freedom Senior Fndg
Mortgage Code	Fha		Fha

FORECLOSURE HISTORY		
Document Type	Final Judgement	Lis Pendens
Default Date	05/15/2009	
Foreclosure Filing Date	12/04/2014	12/18/2013
Recording Date	12/31/2014	12/18/2013
Document Number	293059	323088
Book Number	17022	16636
Page Number	881	870
Final Judgment Amount	\$48,988	
Original Book Page		14898002124
Lien Type		Mtg

PROPERTY MAP



*Lot Dimensions are Estimated

TRUST NO 7444
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN ERNEST

Primary Site Address
 7444 JERRY AVE
 Jacksonville FL 32219

Official Record Book/Page
 17213-00678

Tile #
 6330

7444 JERRY AVE

Property Detail

RE #	041775-0000
Tax District	GSK
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00665 MONCRIEF TERRACE
Total Area	10000

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$59,978.00	\$62,893.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$16,020.00	\$16,020.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$75,998.00	\$78,913.00
Assessed Value	\$54,905.00	\$60,395.00
Cap Diff/Portability Amt	\$21,093.00 / \$0.00	\$18,518.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$54,905.00	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
17213-00678	6/23/2015	\$7,000.00	SW - Special Warranty	Unqualified	Improved
17060-00117	2/6/2015	\$100.00	CT - Certificate of Title	Unqualified	Improved
02543-00840	12/30/1899	\$100.00	- Unknown	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	100.00	100.00	Common	100.00	Front Footage	\$16,020.00

Legal

LN	Legal Description
1	6-47 39-1S-26E
2	MONCRIEF TERRACE
3	LOTS 14,15 BLK F

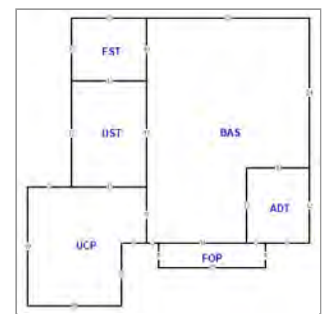
Buildings

Building 1
 Building 1 Site Address
 7444 JERRY AVE Unit
 Jacksonville FL 32219

Building Type	0101 - SFR 1 STORY
Year Built	1955
Building Value	\$62,893.00

Type	Gross Area	Heated Area	Effective Area
Base Area	816	816	816
Addition	120	120	108
Finished Open Porch	68	0	20
Finished Storage	120	0	60
Unfinished Storage	204	0	82
Unfinished Carport	321	0	64
Total	1649	936	1150

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit



Element	Code	Detail
Stories	1.000	
Bedrooms	2.000	
Baths	1.000	
Rooms / Units	1.000	

2022 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	\$54,905.00	\$0.00	\$54,905.00	\$571.11	\$621.35	\$569.70
Public Schools: By State Law	\$75,998.00	\$0.00	\$75,998.00	\$178.37	\$245.93	\$237.92
By Local Board	\$75,998.00	\$0.00	\$75,998.00	\$112.64	\$170.84	\$150.24
FL Inland Navigation Dist.	\$54,905.00	\$0.00	\$54,905.00	\$1.60	\$1.76	\$1.58
Water Mgmt Dist. SJRWMD	\$54,905.00	\$0.00	\$54,905.00	\$10.93	\$10.84	\$10.84
Gen Service KingSoutel	\$54,905.00	\$0.00	\$54,905.00	\$0.00	\$0.00	\$0.00
			Totals	\$874.65	\$1,050.72	\$970.28
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$50,105.00	\$49,914.00	\$0.00	\$49,914.00		
Current Year	\$75,998.00	\$54,905.00	\$0.00	\$54,905.00		

2022 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.

- 2022**

- 2021**

- 2020**

- 2019**


- 2018**

- 2017**

- 2016**

- 2015**

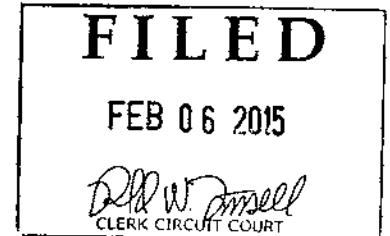
- 2014**

• 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](#)

IN THE CIRCUIT COURT OF THE FOURTH
JUDICIAL CIRCUIT
IN AND FOR DUVAL COUNTY, FLORIDA
CIVIL ACTION



CASE NO.: 16-2013-CA-010961-XXXX-MA
DIVISION: ~~CY-B~~ FC-B

ONEWEST BANK, F.S.B.,
Plaintiff,

vs.

ELEANOR STOKES, et al,
Defendant(s).

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on JAN 26 2015, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

LOT 14 AND 15, BLOCK F, MONCREIT TERRACE, ACCORDING
TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE
47 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,
FLORIDA.

A/K/A 7444 Jerry Avenue, Jacksonville, FL 32219

Folio # 041775-0000


was sold to: Federal National Mortgage Association, whose address is: 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254. The successful bid was in the amount of \$ 17,000.00.

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished to all parties on the attached service list by mail or eService on this _____ day of 2015.

WITNESS my hand and the seal of this court on FEB 06 2015, 2015, as Clerk of the Circuit Court.



RONNIE FUSSELL
Clerk of the Circuit Court

By: 
Deputy Clerk

Copies Furnished to:
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
All parties on the attached service list
14-143768

Service List

Belinda Davis
3721 Wilson Street
Jacksonville, FL 33209-3812

Helen James
9136 Altamonte Avenue W
Jacksonville, Fl 32208

John Stokes A/K/A John Mathis Stokes
11022 Key Haven Boulevard
Jacksonville, FL 32210

Shelia Barton
7444 Jerry Avenue
Jacksonville, Fl 32219

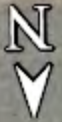
The Unknown Spouse, Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors,
Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under Or
Against The Estate of Desaree Davis, Deceased
7444 Jerry Avenue
Jacksonville, Fl 32219

The Unknown Spouse, Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors,
Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under Or
Against The Estate of Eleanor Stokes, Deceased
7444 Jerry Avenue
Jacksonville, Fl 32219

United States of America, acting on behalf of the Secretary of Housing and Urban
Development
C/O Colleen Murphy Davis, Esq.
Assistant United States Attorney
400 North Tampa Street, Suite 3200
Tampa, Florida 33602
USAFLM.HUD.Disclaimers@usdoj.gov

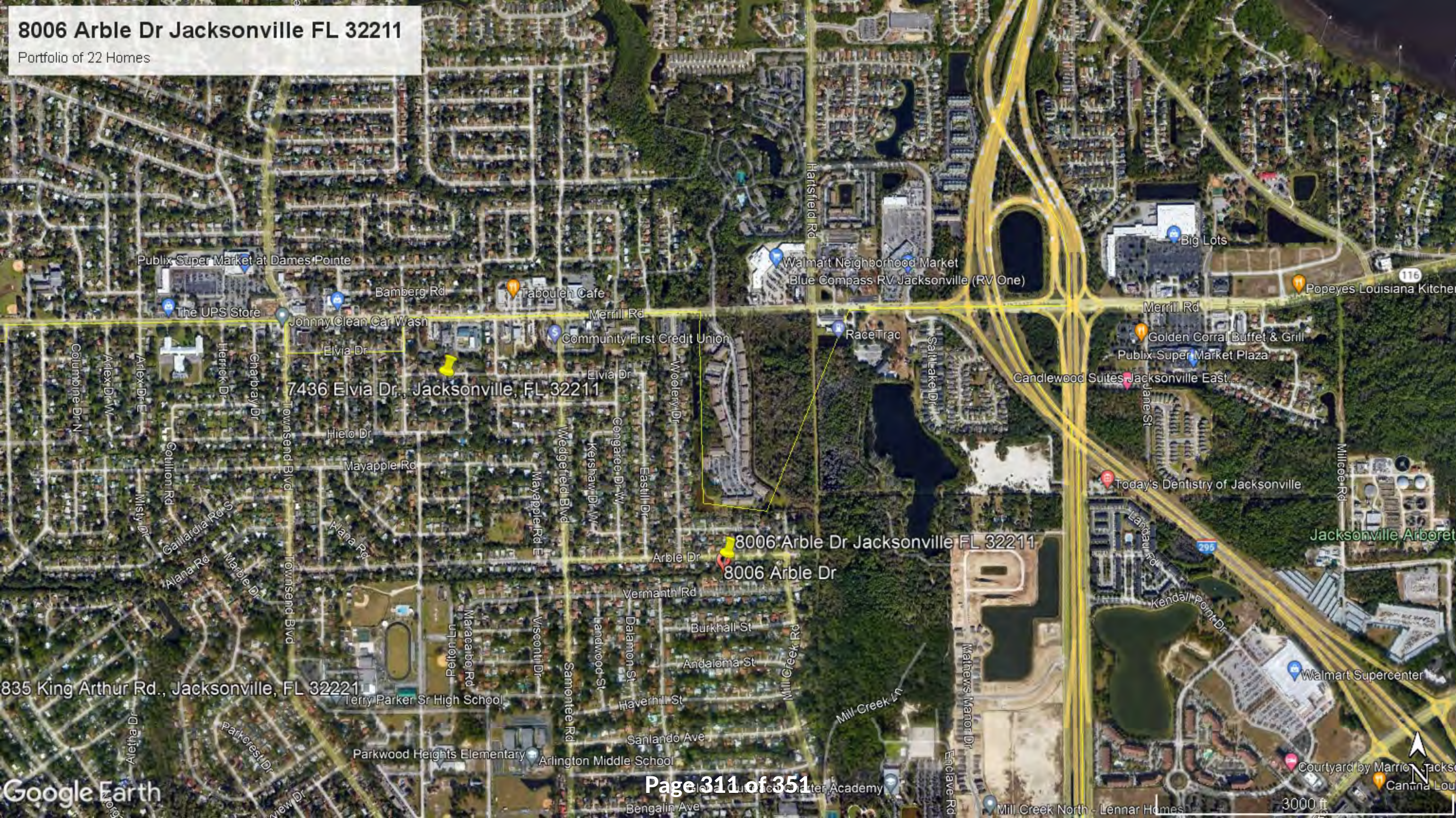
Unknown Tenant #1 N/K/A Sequonda Glover
7444 Jerry Avenue
Jacksonville, FL 32219

8006 Arble Dr., Jacksonville, FL 32211
Portfolio of 22 Homes



8006 Arble Dr Jacksonville FL 32211

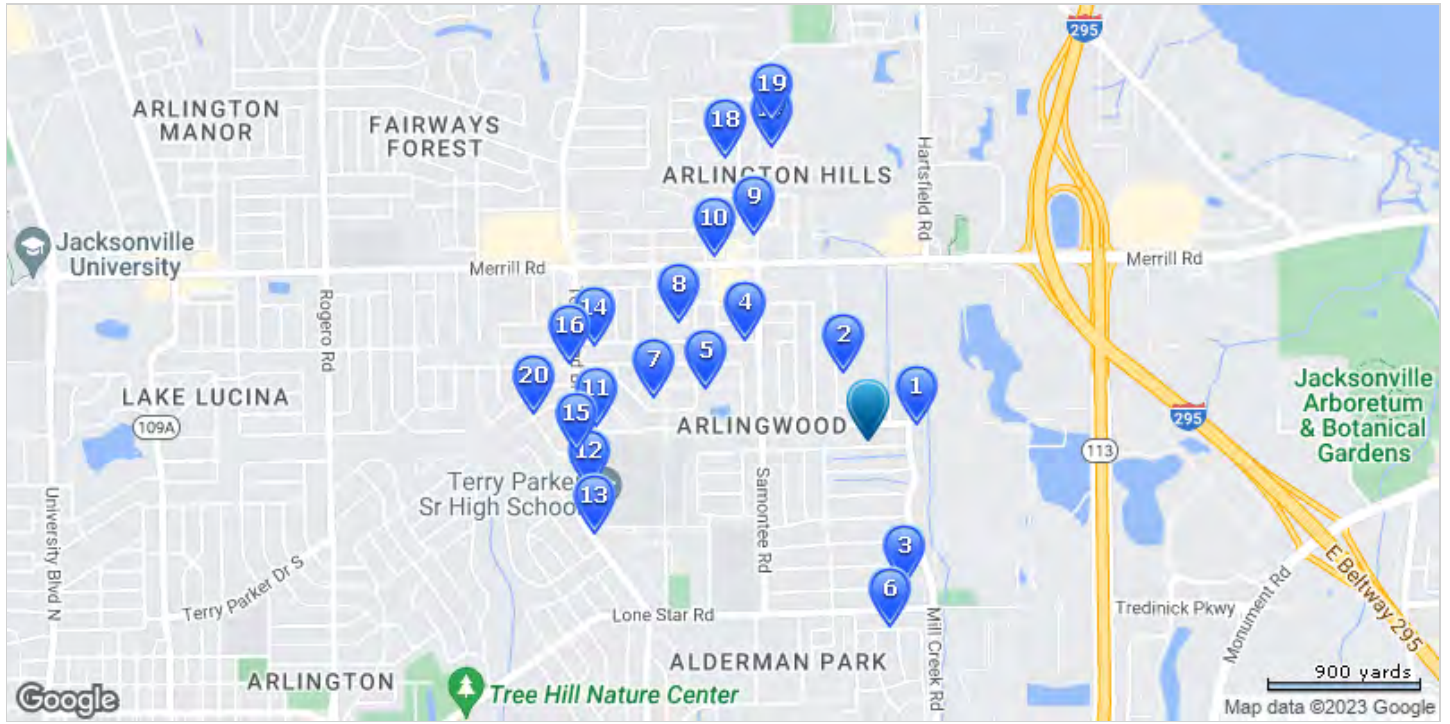
Portfolio of 22 Homes



7436 Elvia Dr., Jacksonville, FL 32211

8006 Arble Dr Jacksonville FL 32211
8006 Arble Dr





835 King Arthur Rd., Jacksonville, FL 32221











SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/26/2022 - 07/26/2023	Lot Area	7,455 - 10,087 Sq Ft
Living/Building Area	1,125 - 1,523 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$21,150	\$325,000	\$130,000	\$202,500	\$204,250
Price Per Sq Ft	\$15.97	\$218.72	\$104.42	\$149.41	\$155.74
Building Sq Ft	1,324	1,510	1,143	1,325	1,314
Bedrooms	3	4	3	3	3
Total Baths	2	2	1	2	2
Stories	1	1	1	1	1
Year Built	1962	1974	1955	1960	1962
Distance (miles)		0.96	0.14	0.74	0.68
Total Assessment	\$154,912	\$197,599	\$135,558	\$158,401	\$160,210
Total Market Value	\$154,912	\$197,599	\$135,558	\$158,401	\$160,210
Value Projected by Assessment	\$197,323				
Value Projected by Sq Ft	\$206,199				
RealAVM™ (1)	\$217,200	\$311,300	\$168,500	\$230,000	\$228,350





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	8006 Arble Dr	2415 Mill Creek Rd	2589 Woolery Dr	8702 Mathonia Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	120251-0000	120261-0000	120339-0000	121390-0000
Sale Date	08/1985	12/09/2022	05/08/2023	03/27/2023
Sale Price	\$21,150	\$180,000	\$255,000	\$162,000
Price Per Sq Ft	\$15.97	\$135.44	\$189.59	\$113.13
Building Sq Ft	1,324	1,329	1,345	1,432
Main Area	1,004	1,329	1,175	1,240
Year Built	1962	1963	1968	1960
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	1	2	2
Bathrooms (Full)	2	1	2	2
Bathrooms (Half)				
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Brick	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Carport	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	77	74	76	74
Lot Depth	114	115	120	111
Lot Acres	0.2014	0.1949	0.2072	0.2187
Lot Sq Ft	8,771	8,489	9,027	9,528
Annual Tax	\$2,368	\$2,504	\$1,107	\$534
Distance (miles)		0.14	0.21	0.42




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	8006 Arble Dr	7648 Lazeau Dr	2547 Burlingame Dr E	8620 Lone Star Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	120251-0000	119061-0000	118948-0000	121209-0000
Sale Date	08/1985	01/19/2023	05/09/2023	04/28/2023
Sale Price	\$21,150	\$157,000	\$175,000	\$155,000
Price Per Sq Ft	\$15.97	\$115.19	\$149.32	\$114.64
Building Sq Ft	1,324	1,363	1,172	1,352
Main Area	1,004	1,100	1,040	1,352
Year Built	1962	1959	1959	1962
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	1	1	2
Bathrooms (Half)		1	1	
Interior Wall	Drywall	Plaster	Plaster	Drywall
Exterior	Brick	Concrete Block	Concrete Block	Concrete Block
Garage Type	Carport	Carport	Carport	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	77	75	75	80
Lot Depth	114	116	120	120
Lot Acres	0.2014	0.1858	0.2139	0.1998
Lot Sq Ft	8,771	8,092	9,319	8,702
Annual Tax	\$2,368	\$2,554	\$2,361	\$2,407
Distance (miles)		0.46	0.49	0.53

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	8006 Arble Dr	7330 Burlingame Ct	7430 Elvia Dr	2904 Wedgefield Blvd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32277
County	Duval	Duval	Duval	Duval
PID	120251-0000	120545-0000	118883-0000	120183-0000
Sale Date	08/1985	06/14/2023	01/06/2023	03/31/2023
Sale Price	\$21,150	\$225,000	\$215,000	\$130,000
Price Per Sq Ft	\$15.97	\$170.45	\$144.68	\$104.42
Building Sq Ft	1,324	1,320	1,486	1,245
Main Area	1,004	1,320	1,040	1,025
Year Built	1962	1961	1959	1964
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	4	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)			1	
Interior Wall	Drywall	Drywall	Plaster	Drywall
Exterior	Brick	Concrete Blk Stucco	Concrete Block	Concrete Block
Garage Type	Carport			
Pool		Pool		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	77	65	75	75
Lot Depth	114	120	113	100
Lot Acres	0.2014	0.2269	0.1833	0.1932
Lot Sq Ft	8,771	9,883	7,984	8,417
Annual Tax	\$2,368	\$1,229	\$1,109	\$2,294
Distance (miles)		0.63	0.65	0.68

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	8006 Arble Dr	2829 Wycombe Dr W	2430 Claro Dr	2327 Townsend Blvd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32277	32211	32211
County	Duval	Duval	Duval	Duval
PID	120251-0000	119676-0000	120517-0000	118986-0000
Sale Date	08/1985	04/18/2023	12/08/2022	11/29/2022
Sale Price	\$21,150	\$220,000	\$167,500	\$200,000
Price Per Sq Ft	\$15.97	\$156.70	\$143.16	\$149.25
Building Sq Ft	1,324	1,404	1,170	1,340
Main Area	1,004	1,080	1,170	1,186
Year Built	1962	1960	1959	1959
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)			1	
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Brick	Concrete Blk Stucco	Concrete Block	Concrete Block
Garage Type	Carport		Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	77	75	80	77
Lot Depth	114	100	125	127
Lot Acres	0.2014	0.1925	0.2197	0.1969
Lot Sq Ft	8,771	8,384	9,571	8,578
Annual Tax	\$2,368	\$1,186	\$2,873	\$212
Distance (miles)		0.70	0.78	0.81


	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	8006 Arble Dr	1827 Townsend Blvd	2616 Devonwood Rd	2420 Townsend Blvd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32211	32211
County	Duval	Duval	Duval	Duval
PID	120251-0000	143345-0000	118847-0000	118614-0000
Sale Date	08/1985	11/16/2022	03/17/2023	05/19/2023
Sale Price	\$21,150	\$325,000	\$240,000	\$264,000
Price Per Sq Ft	\$15.97	\$215.23	\$196.08	\$218.72
Building Sq Ft	1,324	1,510	1,224	1,207
Main Area	1,004	1,510	1,092	1,075
Year Built	1962	1974	1958	1957
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	1	2
Bathrooms (Half)			1	
Interior Wall	Drywall	Drywall	Plaster	Plaster
Exterior	Brick	Brick	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Garage	Carport
Pool		Pool		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	77	85	70	70
Lot Depth	114	110	114	120
Lot Acres	0.2014	0.2089	0.1858	0.2008
Lot Sq Ft	8,771	9,098	8,095	8,749
Annual Tax	\$2,368	\$1,313	\$1,651	\$2,321
Distance (miles)		0.83	0.84	0.84

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	8006 Arble Dr	7144 Hielo Dr	3116 Donhurst St	7626 Tacony Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32211	32277	32277
County	Duval	Duval	Duval	Duval
PID	120251-0000	118714-0000	113033-0370	119901-0000
Sale Date	08/1985	02/22/2023	12/21/2022	04/25/2023
Sale Price	\$21,150	\$190,000	\$225,000	\$225,000
Price Per Sq Ft	\$15.97	\$149.49	\$167.91	\$196.85
Building Sq Ft	1,324	1,271	1,340	1,143
Main Area	1,004	1,040	1,040	1,107
Year Built	1962	1957	1972	1961
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	1	1	2
Bathrooms (Half)		1	1	
Interior Wall	Drywall	Plaster	Drywall	Drywall
Exterior	Brick	Concrete Block	Concrete Block	Brick
Garage Type	Carport		Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	77	70	75	77
Lot Depth	114	120	100	100
Lot Acres	0.2014	0.18	0.1795	0.1732
Lot Sq Ft	8,771	7,839	7,821	7,545
Annual Tax	\$2,368	\$2,251	\$797	\$458
Distance (miles)		0.89	0.89	0.91

	Subject Property	Comparable 19	Comparable 20
			
Address	8006 Arble Dr	3220 Donhurst St	7028 Gaillardia Rd S
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32211	32277	32211
County	Duval	Duval	Duval
PID	120251-0000	113033-0345	118558-0000
Sale Date	08/1985	06/01/2023	06/12/2023
Sale Price	\$21,150	\$169,500	\$205,000
Price Per Sq Ft	\$15.97	\$128.41	\$156.13
Building Sq Ft	1,324	1,320	1,313
Main Area	1,004	1,056	1,073
Year Built	1962	1972	1955
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60
Stories	1	1	1
Bedrooms	3	3	3
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	1	2
Bathrooms (Half)		1	
Interior Wall	Drywall	Drywall	Plaster
Exterior	Brick	Concrete Block	Concrete Blk Stucco
Garage Type	Carport		Carport
Pool			
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	77	75	70
Lot Depth	114	100	120
Lot Acres	0.2014	0.1765	0.2015
Lot Sq Ft	8,771	7,688	8,777
Annual Tax	\$2,368	\$859	\$537
Distance (miles)		0.96	0.96

8006 Arble Dr, Jacksonville, FL 32211-4304, Duval County

APN: 120251-0000 CLIP: 7501707394

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$21,150	08/1985
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,324	8,771	1962	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Arlington Hills	School District	Duval County SD
Section	11	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	2150012-2150012
Property Zip	32211	Zoning	RLD-60
Property Zip+4	4304	Taxing Authority	General Services
Property Carrier Route	C046	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	150.01	Flood Zone Date	11/02/2018
Census Block Group	1	Flood Zone Panel	12031C0377J
Map 1	3751		

TAX INFORMATION			
PID	120251-0000	Tax Area	GS
Parcel ID	1202510000	Lot #	8
% Improved	67%	Legal Unit #	GS
Legal Description	31-79 11-2S-27E ARLINGTON HILL S UNIT 12 LOT 8		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$154,912	\$110,733	\$97,294
Market Value - Land	\$51,559	\$37,595	\$26,854
Market Value - Improved	\$103,353	\$73,138	\$70,440
Assessed Value - Total	\$113,169	\$102,881	\$93,529
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$10,288	\$9,352	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,881		
2021	\$2,058	\$177	9.41%
2022	\$2,368	\$310	15.07%

CHARACTERISTICS			
Lot Frontage	77	Full Baths	2
Lot Depth	114	Fireplaces	1
Lot Acres	0.2014	Cooling Type	Central
Lot Sq Ft	8,771	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Asphalt
Building Sq Ft	1,324	Roof Shape	Gable/Hip
Gross Area	1,324	Interior Wall	Drywall
Total Bldg Sq Ft	1,360	Exterior	Brick
Stories	1	Floor Cover	Vinyl/Cork Tile
Quality	Average	Year Built	1962
Bedrooms	3	Effective Year Built	1962

Total Baths	2
-------------	---

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Firep Prf	U	1	1980	\$553
Building Description		Building Size		
Addition		320		
Base Area		1,004		
Unfinished Storage		52		
Unfinished Carport		180		
Finished Open Porch		36		

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-23 04:34:12
Sell Score	574		


ESTIMATED VALUE			
RealAVM™	\$217,200	Confidence Score	56
RealAVM™ Range	\$178,000 - \$256,400	Forecast Standard Deviation	18
Value As Of	07/17/2023		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	08/1985	Deed Type	Quit Claim Deed
Sale Price	\$21,150	Owner Name	Harden Ernest D
Price Per Square Feet	\$15.97	Owner Name 2	Harden Linda
Document Number	6005-570	Seller	Batteh Jamal J
Sale/Settlement Date	08/1985	10/12/1984	10/1984
Sale Price	\$21,150		\$48,200
Buyer Name	Harden Ernest D & L		Batteh Jamal J
Seller Name	Batteh Jamal J		Davis Thomas J
Document Number	6005-570	5866-2302	5866-2291
Document Type	Quit Claim Deed	Quit Claim Deed	Warranty Deed

PROPERTY MAP

*Lot Dimensions are Estimated

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA

Primary Site Address
 8006 ARBLE DR
 Jacksonville FL 32211

Official Record Book/Page
 04867-01031

Tile #
 7411

8006 ARBLE DR

Property Detail

RE #	120251-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02105 ARLINGTON HILLS UNIT 12
Total Area	8771

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$102,800.00	\$107,850.00
Extra Feature Value	\$553.00	\$642.00
Land Value (Market)	\$51,559.00	\$51,559.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$154,912.00	\$160,051.00
Assessed Value	\$113,169.00	\$124,485.00
Cap Diff/Portability Amt	\$41,743.00 / \$0.00	\$35,566.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$113,169.00	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
04867-01031	4/20/1979	\$16,400.00	QC - Quit Claim	Unqualified	Improved
04867-01032	4/25/1979	\$16,400.00	QC - Quit Claim	Unqualified	Improved
05866-02291	10/12/1984	\$48,200.00	WD - Warranty Deed	Unqualified	Improved
05866-02302	10/12/1984	\$100.00	QC - Quit Claim	Unqualified	Improved
06005-00570	8/1/1985	\$21,150.00	QC - Quit Claim	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$642.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	77.00	114.00	Common	77.00	Front Footage	\$51,559.00

Legal

LN	Legal Description
1	31-79 11-2S-27E
2	ARLINGTON HILLS UNIT 12
3	LOT 8

Buildings 

Building 1

Building 1 Site Address
 8006 ARBLE DR Unit
 Jacksonville FL 32211

Building Type	0101 - SFR 1 STORY
Year Built	1962
Building Value	\$107,850.00

Type	Gross Area	Heated Area	Effective Area
Addition	320	320	288
Base Area	1004	1004	1004
Unfinished Storage	52	0	21
Unfinished Carport	180	0	36
Finished Open Porch	36	0	11
Total	1592	1324	1360

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2022 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	\$113,169.00	\$0.00	\$113,169.00	\$1,177.15	\$1,280.72	\$1,174.25
Public Schools: By State Law	\$154,912.00	\$0.00	\$154,912.00	\$394.21	\$501.30	\$484.97
By Local Board	\$154,912.00	\$0.00	\$154,912.00	\$248.93	\$348.24	\$306.25
FL Inland Navigation Dist.	\$113,169.00	\$0.00	\$113,169.00	\$3.29	\$3.62	\$3.25
Water Mgmt Dist. SJRWMD	\$113,169.00	\$0.00	\$113,169.00	\$22.52	\$22.34	\$22.34
			Totals	\$1,846.10	\$2,156.22	\$1,991.06

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$110,733.00	\$102,881.00	\$0.00	\$102,881.00
Current Year	\$154,912.00	\$113,169.00	\$0.00	\$113,169.00

2022 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.

2022

2021

2020

2019


2018

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](#)

8362 Kinkaid Court, Jacksonville, FL 32244

Portfolio of 22 Homes



8362 Kinkaid Court, Jacksonville, FL 32244

Portfolio of 22 Homes

1714 Fouraker RD Jacksonville FL 32221

Gateway Rifle & Pistol Club

Publix Super Market at Oak Hill Village

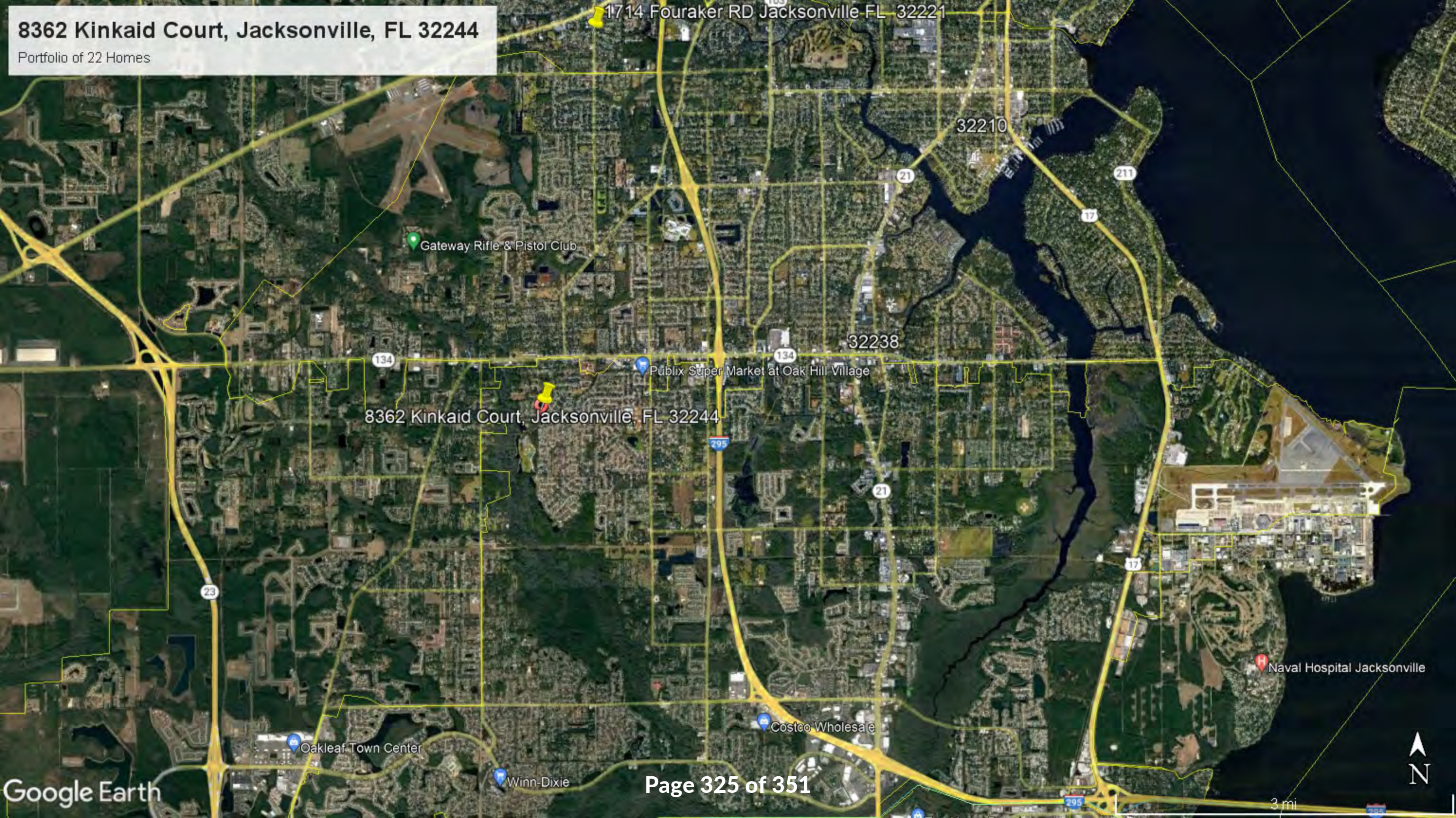
8362 Kinkaid Court, Jacksonville, FL 32244

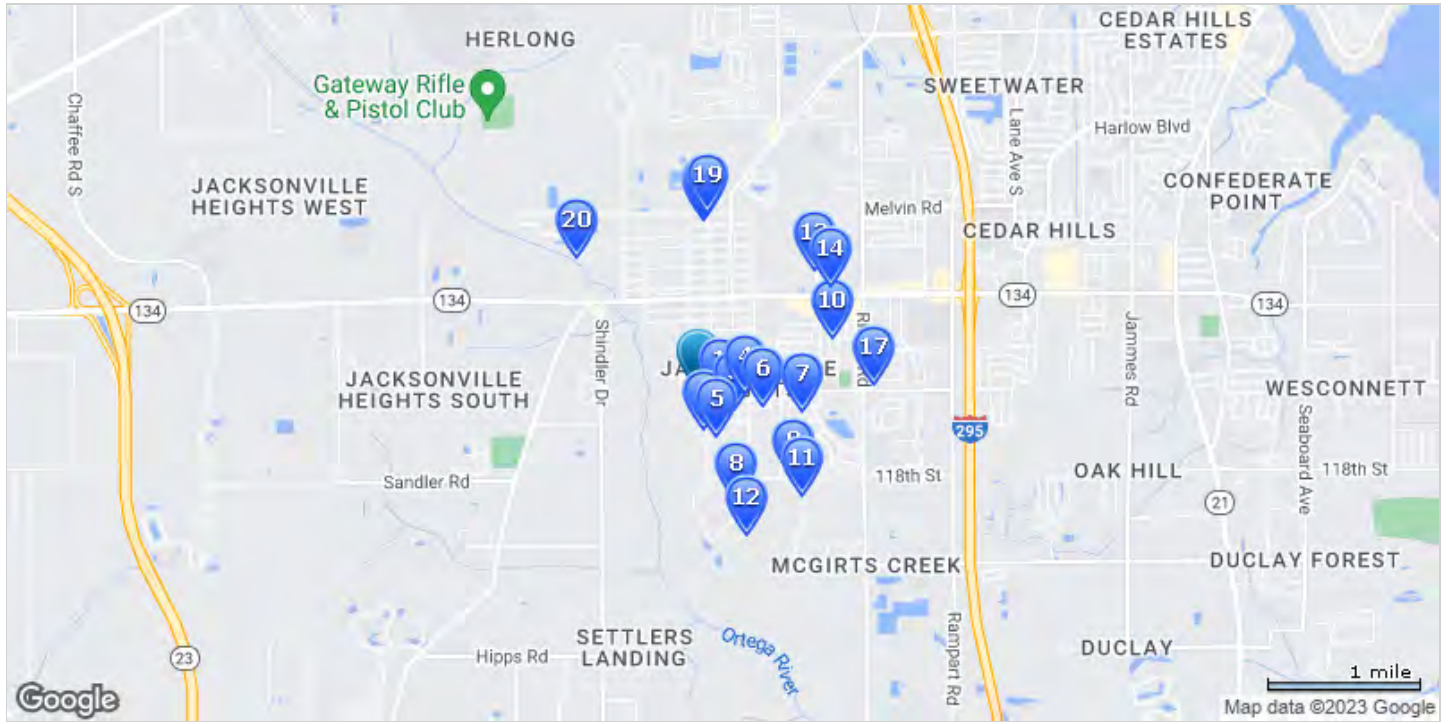
Naval Hospital Jacksonville

Oakleaf Town Center

Winn-Dixie

Costco Wholesale

















SEARCH CRITERIA			
Number of Comparables	20	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/21/2022 - 07/21/2023	Lot Area	8,288 - 11,212 Sq Ft
Living/Building Area	1,244 - 1,684 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$49,900	\$320,000	\$23,286	\$245,250	\$219,706
Price Per Sq Ft	\$34.08	\$224.40	\$16.38	\$168.31	\$151.90
Building Sq Ft	1,464	1,643	1,308	1,424	1,457
Bedrooms	3	4	3	3	3
Total Baths	2	2	2	2	2
Stories	1	1	1	1	1
Year Built	1972	2022	1962	1980	1986
Distance (miles)		1.03	0.13	0.85	0.71
Total Assessment	\$158,835	\$219,148	\$50,000	\$163,505	\$148,391
Total Market Value	\$158,835	\$219,148	\$50,000	\$163,505	\$148,391
Value Projected by Assessment	\$338,149				
Value Projected by Sq Ft	\$222,388				
RealAVM™ (1)	\$193,900	\$299,700	\$185,500	\$255,950	\$253,340





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.





	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	8362 Kinkaid Ct	8258 Barracuda Rd	6096 Checkmate Ln	6051 Foxfire Ct
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32244	32244	32244	32244
County	Duval	Duval	Duval	Duval
PID	097393-0690	097393-0520	015192-0255	015192-0318
Sale Date	09/1985	04/07/2023	06/08/2023	04/06/2023
Sale Price	\$49,900	\$215,000	\$182,500	\$245,500
Price Per Sq Ft	\$34.08	\$139.61	\$114.71	\$155.48
Building Sq Ft	1,464	1,540	1,591	1,579
Main Area	1,064	1,540	1,591	1,579
Year Built	1972	1968	1975	1975
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	4	4
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Concrete Block	Concrete Block	Concrete Block
Garage Type	Garage	Garage	Garage	Garage
Pool			Pool	Pool
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	76	80	100
Lot Depth	100	108	110	100
Lot Acres	0.2238	0.2234	0.2017	0.2341
Lot Sq Ft	9,750	9,733	8,787	10,199
Annual Tax	\$2,359	\$2,744	\$1,022	\$1,135
Distance (miles)		0.13	0.23	0.24




	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	8362 Kinkaid Ct	5917 Le Sabre Rd	8345 Chessman Ct	6023 Jaguar Dr W
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32244	32244	32244	32244
County	Duval	Duval	Duval	Duval
PID	097393-0690	097393-0040	015192-0194	015192-0572
Sale Date	09/1985	11/30/2022	06/06/2023	02/08/2023
Sale Price	\$49,900	\$23,286	\$175,000	\$270,000
Price Per Sq Ft	\$34.08	\$16.38	\$111.32	\$199.70
Building Sq Ft	1,464	1,422	1,572	1,352
Main Area	1,064	1,074	1,208	1,352
Year Built	1972	1967	1975	1975
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Concrete Block	Concrete Block	Concrete Block
Garage Type	Garage			Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	80	100	95
Lot Depth	100	111	100	113
Lot Acres	0.2238	0.2049	0.2164	0.2366
Lot Sq Ft	9,750	8,926	9,428	10,305
Annual Tax	\$2,359	\$2,558	\$632	\$897
Distance (miles)		0.28	0.29	0.39


	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	8362 Kinkaid Ct	6035 Gulf Rd N	8167 Sable Woods Dr N	6341 Fedor Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32244	32244	32244	32244
County	Duval	Duval	Duval	Duval
PID	097393-0690	014603-1210	015716-0322	014603-1790
Sale Date	09/1985	11/17/2022	12/19/2022	05/22/2023
Sale Price	\$49,900	\$193,000	\$250,000	\$270,000
Price Per Sq Ft	\$34.08	\$139.55	\$175.81	\$206.42
Building Sq Ft	1,464	1,383	1,422	1,308
Main Area	1,064	1,383	1,422	1,308
Year Built	1972	1985	1986	1986
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Brick	Aluminum/Vinyl	Brick
Garage Type	Garage	Garage	Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	85	75	75
Lot Depth	100	110	122	100
Lot Acres	0.2238	0.203	0.2275	0.2005
Lot Sq Ft	9,750	8,844	9,909	8,732
Annual Tax	\$2,359	\$730	\$800	\$1,904
Distance (miles)		0.61	0.68	0.74

	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	8362 Kinkaid Ct	5607 Fiat Ln	6418 Diamond Leaf Dr	6584 Big Stone Dr
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32244	32244	32244	32244
County	Duval	Duval	Duval	Duval
PID	097393-0690	096961-0000	015820-5415	015716-2080
Sale Date	09/1985	03/23/2023	12/15/2022	01/09/2023
Sale Price	\$49,900	\$142,000	\$245,000	\$260,000
Price Per Sq Ft	\$34.08	\$100.07	\$176.90	\$182.84
Building Sq Ft	1,464	1,419	1,385	1,422
Main Area	1,064	1,191	1,385	1,422
Year Built	1972	1962	1988	1996
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Brick	Siding Sheathing	Brick
Garage Type	Garage	Carport	Garage	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	90	70	70
Lot Depth	100	100	125	133
Lot Acres	0.2238	0.2045	0.201	0.2146
Lot Sq Ft	9,750	8,906	8,756	9,347
Annual Tax	\$2,359	\$674	\$2,946	\$1,863
Distance (miles)		0.84	0.85	0.88

	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	8362 Kinkaid Ct	5040 Mcmanus Dr	5145 Bilken Dr E	4589 Prosperity Way
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32244	32210	32210	32210
County	Duval	Duval	Duval	Duval
PID	097393-0690	013990-0000	013954-0000	013128-0345
Sale Date	09/1985	02/17/2023	12/16/2022	03/29/2023
Sale Price	\$49,900	\$83,322	\$88,000	\$320,000
Price Per Sq Ft	\$34.08	\$53.14	\$62.41	\$224.40
Building Sq Ft	1,464	1,568	1,410	1,426
Main Area	1,064	1,098	1,050	1,426
Year Built	1972	1970	1964	2022
County Land Use	Single Family	Single Family	Single Family	Vacant Residential
Land Use - State	Single Family	Single Family	Single Family	Residential-Vacant
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	4	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Concrete Block	Concrete Block	Siding Sheathing
Garage Type	Garage	Carport	Carport	Garage
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75	75	75	
Lot Depth	100	114	111	
Lot Acres	0.2238	0.2098	0.2189	0.1923
Lot Sq Ft	9,750	9,141	9,535	8,378
Annual Tax	\$2,359	\$2,311	\$2,299	\$852
Distance (miles)		0.97	0.98	0.98

	Subject Property	Comparable 16	Comparable 17	Comparable 18
				
Address	8362 Kinkaid Ct	4571 Prosperity Way	5912 Naughton Ln	4559 Prosperity Way
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32244	32210	32244	32210
County	Duval	Duval	Duval	Duval
PID	097393-0690	013128-0355	014991-0000	013128-0360
Sale Date	09/1985	12/30/2022	04/05/2023	12/30/2022
Sale Price	\$49,900	\$319,990	\$240,000	\$303,824
Price Per Sq Ft	\$34.08	\$224.40	\$169.25	\$213.06
Building Sq Ft	1,464	1,426	1,418	1,426
Main Area	1,064	1,426	1,209	1,426
Year Built	1972	2022	1963	2022
County Land Use	Single Family	Vacant Residential	Single Family	Vacant Residential
Land Use - State	Single Family	Residential-Vacant	Single Family	Residential-Vacant
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	3	3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Siding Sheathing	Brick	Siding Sheathing
Garage Type	Garage	Garage	Garage	Garage
Pool			Pool	
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	75		75	
Lot Depth	100		107	
Lot Acres	0.2238	0.2174	0.1926	0.1928
Lot Sq Ft	9,750	9,471	8,391	8,400
Annual Tax	\$2,359	\$852	\$1,455	\$852
Distance (miles)		1.01	1.01	1.01

	Subject Property	Comparable 19	Comparable 20
			
Address	8362 Kinkaid Ct	4553 Prosperity Way	4790 Cinnamon Fern Dr
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32244	32210	32210
County	Duval	Duval	Duval
PID	097393-0690	013128-0365	013082-0570
Sale Date	09/1985	05/19/2023	04/10/2023
Sale Price	\$49,900	\$292,700	\$275,000
Price Per Sq Ft	\$34.08	\$205.26	\$167.38
Building Sq Ft	1,464	1,426	1,643
Main Area	1,064	1,426	1,643
Year Built	1972	2022	1988
County Land Use	Single Family	Vacant Residential	Single Family
Land Use - State	Single Family	Residential-Vacant	Single Family
Zoning	RLD-60	RLD-60	PUD
Stories	1	1	1
Bedrooms	3	3	4
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	2	2
Interior Wall	Drywall	Drywall	Drywall
Exterior	Concrete Blk Stucco	Siding Sheathing	Siding Sheathing
Garage Type	Garage	Garage	Garage
Pool			
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	75		75
Lot Depth	100		101
Lot Acres	0.2238	0.1928	0.2265
Lot Sq Ft	9,750	8,400	9,866
Annual Tax	\$2,359	\$852	\$3,477
Distance (miles)		1.02	1.03

HARDEN ERNEST D 
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 8362 KINKAID CT
 Jacksonville FL 32244

Official Record Book/Page
 03402-00054

Title #
 5515

8362 KINKAID CT

Property Detail

RE #	097393-0690
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01666 OAK HILL UNIT 22
Total Area	8798

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$108,061.00	\$119,122.00
Extra Feature Value	\$774.00	\$897.00
Land Value (Market)	\$50,000.00	\$60,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$158,835.00	\$180,019.00
Assessed Value	\$110,562.00	\$121,618.00
Cap Diff/Portability Amt	\$48,273.00 / \$0.00	\$58,401.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$110,562.00	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
03402-00054	9/8/1972	\$26,400.00	WD - Warranty Deed	Unqualified	Improved
03698-00467	3/13/1974	\$33,000.00	WD - Warranty Deed	Unqualified	Improved
05670-01107	6/27/1983	\$50,000.00	WD - Warranty Deed	Unqualified	Improved
06029-01219	9/30/1985	\$49,900.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$897.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	75.00	100.00	Common	1.00	Lot	\$60,000.00

Legal

LN	Legal Description
1	34-48 15-3S-25E
2	OAK HILL UNIT 22
3	LOT 16 BLK 34

Buildings 

Building 1
 Building 1 Site Address
 8362 KINKAID CT Unit
 Jacksonville FL 32244

Building Type	0101 - SFR 1 STORY
Year Built	1972
Building Value	\$119,122.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Garage	528	0	238
Base Area	1064	1064	1064
Finished Open Porch	25	0	8
Addition	400	400	360
Total	2017	1464	1670

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



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

2022 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	\$110,562.00	\$0.00	\$110,562.00	\$1,150.04	\$1,251.22	\$1,147.20
Public Schools: By State Law	\$158,835.00	\$0.00	\$158,835.00	\$426.89	\$513.99	\$497.25
By Local Board	\$158,835.00	\$0.00	\$158,835.00	\$269.57	\$357.06	\$314.00
FL Inland Navigation Dist.	\$110,562.00	\$0.00	\$110,562.00	\$3.22	\$3.54	\$3.17
Water Mgmt Dist. SJRWMD	\$110,562.00	\$0.00	\$110,562.00	\$22.00	\$21.82	\$21.82
			Totals	\$1,871.72	\$2,147.63	\$1,983.44

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$119,914.00	\$100,511.00	\$0.00	\$100,511.00
Current Year	\$158,835.00	\$110,562.00	\$0.00	\$110,562.00

2022 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.

- [2022](#)

- [2021](#)

- [2020](#)

- [2019](#)


- [2018](#)

- [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](#)

8362 Kinkaid Ct, Jacksonville, FL 32244-1236, Duval County

APN: 097393-0690 CLIP: 1027013128

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$49,900	09/1985
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,464	9,750	1972	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Oak Hill	School District	Duval County SD
Section	15	High School District/School Name	1200480
Township	03S	Elementary School District	1200480
Range	25E	Neighborhood Code	4135042-4135042
Property Zip	32244	Zoning	RLD-60
Property Zip+4	1236	Taxing Authority	General Services
Property Carrier Route	C035	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	135.04	Flood Zone Date	06/03/2013
Census Block Group	2	Flood Zone Panel	12031C0506H
Map 1	1021		

TAX INFORMATION			
PID	097393-0690	Block #	34
Parcel ID	0973930690	Lot #	16
% Improved	69%	Legal Unit #	GS
Tax Area	GS		
Legal Description	34-48 15-3S-25E OAK HILL UNIT 22 LOT 16 BLK 34		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$158,835	\$119,914	\$108,412
Market Value - Land	\$50,000	\$32,000	\$28,000
Market Value - Improved	\$108,835	\$87,914	\$80,412
Assessed Value - Total	\$110,562	\$100,511	\$91,374
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$10,051	\$9,137	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,921		
2021	\$2,084	\$162	8.44%
2022	\$2,359	\$276	13.24%

CHARACTERISTICS			
Lot Frontage	75	Full Baths	2
Lot Depth	100	Fireplaces	1
Lot Acres	0.2238	Cooling Type	Central
Lot Sq Ft	9,750	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Finished/Open Porch
Land Use - CoreLogic	SFR	Garage Type	Garage
Building Type	Single Family	Garage Sq Ft	528
Building Sq Ft	1,464	Roof Material	Asphalt
Gross Area	1,464	Roof Shape	Gable/Hip
Total Bldg Sq Ft	1,670	Interior Wall	Drywall
Stories	1	Exterior	Concrete Blk Stucco
Quality	Average	Floor Cover	Vinyl Sheet

Bedrooms	3	Year Built	1972
Total Baths	2	Effective Year Built	1972

FEATURES				
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Feature Type	Unit	Size/Qty	Year Built	Value
Firep Ms	U	1	1972	\$774

Building Description	Building Size
Unfinished Garage	528
Base Area	1,064
Finished Open Porch	25
Addition	400

SELL SCORE			
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Rating	Moderate	Value As Of	2023-07-16 04:33:42
Sell Score	537		

ESTIMATED VALUE			
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RealAVM™	\$193,900	Confidence Score	51
RealAVM™ Range	\$151,500 - \$236,200	Forecast Standard Deviation	22
Value As Of	07/10/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
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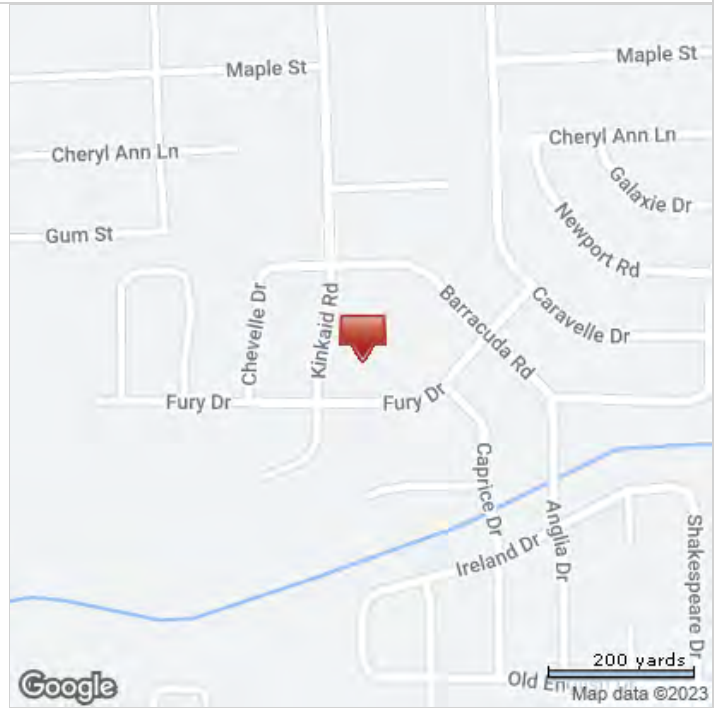
Sale Date	09/1985	Deed Type	Warranty Deed
Sale Price	\$49,900	Owner Name	Harden Ernest D
Price Per Square Feet	\$34.08	Owner Name 2	Harden Linda L
Document Number	6029-1219	Seller	Fulghum George F & A

Sale/Settlement Date	09/1985	06/1983
Sale Price	\$49,900	\$50,000
Buyer Name	Harden Ernest D & L	Fulghum George F & A
Seller Name	Fulghum George F & A	Smith Henry Jr & L
Document Number	6029-1219	5670-1107
Document Type	Warranty Deed	Warranty Deed

MORTGAGE HISTORY	
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Mortgage Amount	\$50,250
Mortgage Code	Va

PROPERTY MAP

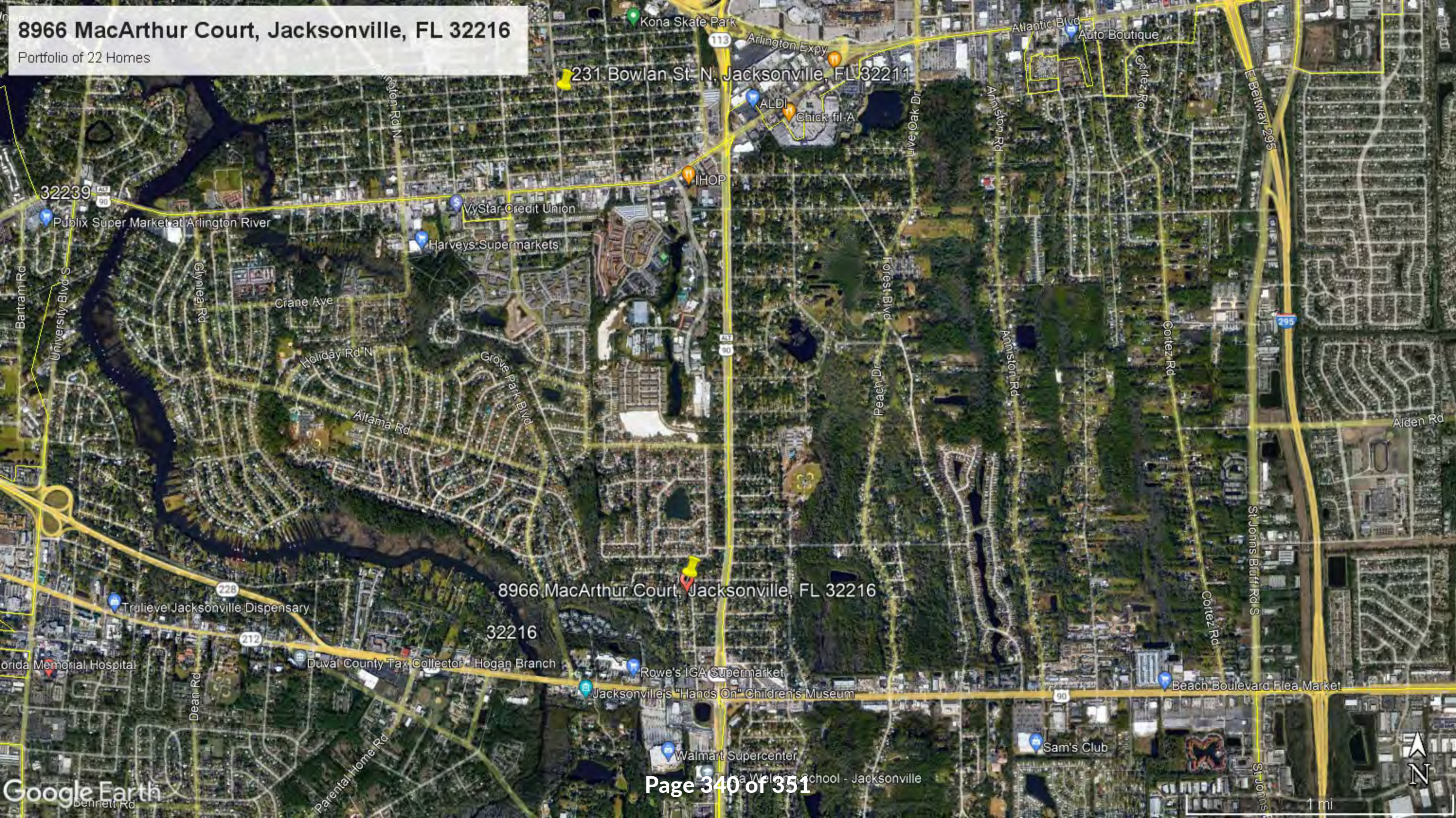


*Lot Dimensions are Estimated



8966 MacArthur Court, Jacksonville, FL 32216

Portfolio of 22 Homes



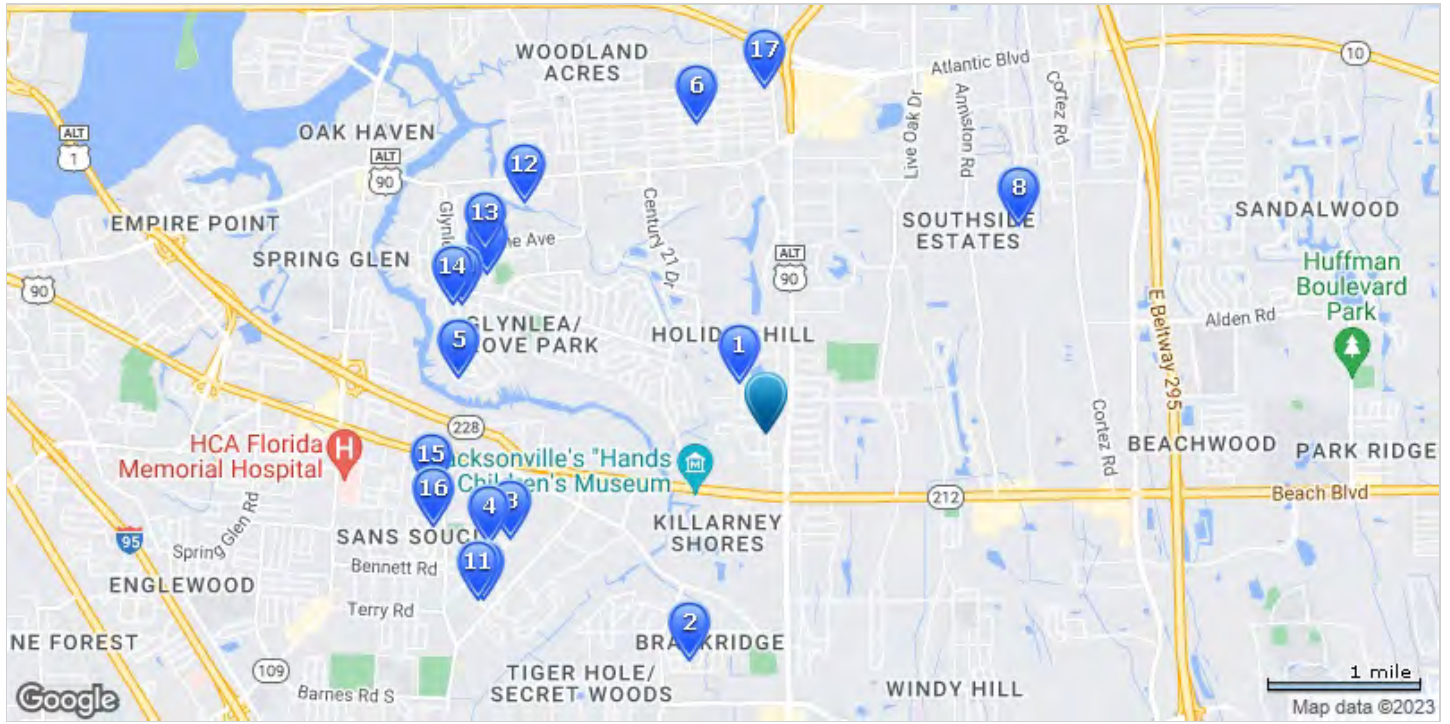
231 Bowlan St. N, Jacksonville, FL 32211

8966 MacArthur Court, Jacksonville, FL 32216

32216







1 mi











SEARCH CRITERIA			
Number of Comparables	17	Land Use	Same As Subject
Sort Method	Distance From Subject (Closest)	Distressed Sales	Include All Tax Sales
Distance from Subject	.5 miles	Geographic Boundary	NO PREFERENCE
Pool	No Preference	Date Type	RECORDING DATE
Search Period	10/21/2022 - 07/21/2023	Lot Area	9,308 - 12,592 Sq Ft
Living/Building Area	899 - 1,217 Sq Ft		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price		\$270,000	\$23,286	\$232,000	\$218,946
Price Per Sq Ft		\$274.01	\$19.60	\$211.40	\$201.64
Building Sq Ft	1,058	1,204	912	1,112	1,097
Bedrooms	4	3	2	3	3
Total Baths	2	2	1	1	1
Stories	1	1	1	1	1
Year Built	1954	1979	1938	1954	1954
Distance (miles)		1.99	0.32	1.88	1.75
Total Assessment	\$124,544	\$186,813	\$90,796	\$153,083	\$151,068
Total Market Value	\$124,544	\$186,813	\$90,796	\$153,083	\$151,068
Value Projected by Assessment	\$186,074				
Value Projected by Sq Ft	\$213,330				
RealAVM™ (1)	\$173,100	\$269,100	\$177,800	\$239,500	\$233,041





(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.




	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	8966 Macarthur Ct S	8915 Duluth Ct	2830 Parr Ct W	7058 Sans Souci Rd
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32216	32216	32216	32216
County	Duval	Duval	Duval	Duval
PID	140788-0000	145183-0212	154666-0000	137366-0000
Sale Date	07/19/1985	01/13/2023	12/21/2022	06/02/2023
Sale Price		\$250,000	\$249,900	\$270,000
Price Per Sq Ft		\$214.04	\$274.01	\$253.76
Building Sq Ft	1,058	1,168	912	1,064
Main Area	1,058	1,168	912	1,064
Year Built	1954	1979	1954	1955
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-70	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	3	3	3
Bathrooms (Total)	2	2	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)		1		
Interior Wall	Drywall	Drywall	Plaster	Plaster
Exterior	Concrete Block	Concrete Blk Stucco	Concrete Block	Concrete Block
Garage Type	Carport	Garage		Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	102	100	70	100
Lot Depth	101	100	132	105
Lot Acres	0.2514	0.2468	0.2362	0.2717
Lot Sq Ft	10,950	10,749	10,290	11,835
Annual Tax	\$2,017	\$212	\$2,106	\$757
Distance (miles)		0.32	1.37	1.59

	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
Address	8966 Macarthur Ct S	2043 Ronald Ln	1108 Gunka Rd	8500 Free Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32216	32216	32216	32211
County	Duval	Duval	Duval	Duval
PID	140788-0000	137511-0000	139590-0000	143990-0000
Sale Date	07/19/1985	03/31/2023	01/12/2023	12/15/2022
Sale Price		\$232,000	\$225,000	\$195,000
Price Per Sq Ft		\$208.63	\$189.23	\$163.18
Building Sq Ft	1,058	1,112	1,189	1,195
Main Area	1,058	1,112	1,018	739
Year Built	1954	1956	1954	1952
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RMD-A
Stories	1	1	1	1
Bedrooms	4	3	3	2
Bathrooms (Total)	2	2	1	2
Bathrooms (Full)	2	1	1	2
Bathrooms (Half)		1		
Interior Wall	Drywall	Plaster	Plaster	Plywood Panel
Exterior	Concrete Block	Brick	Concrete Block	Siding Sheathing
Garage Type	Carport	Garage	Garage	
Pool		Pool		
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	102	88	89	75
Lot Depth	101	110	125	125
Lot Acres	0.2514	0.2233	0.2496	0.2152
Lot Sq Ft	10,950	9,725	10,874	9,375
Annual Tax	\$2,017	\$1,349	\$950	\$1,758
Distance (miles)		1.72	1.80	1.84

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
Address	8966 Macarthur Ct S	501 Aiken Rd	2233 Leon Rd	2563 Emily Ln
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32216	32216	32246	32216
County	Duval	Duval	Duval	Duval
PID	140788-0000	139129-0000	165013-0000	137315-0000
Sale Date	07/19/1985	11/30/2022	04/04/2023	11/09/2022
Sale Price		\$23,286	\$249,900	\$257,999
Price Per Sq Ft		\$19.60	\$234.43	\$257.48
Building Sq Ft	1,058	1,188	1,066	1,002
Main Area	1,058	759	1,066	936
Year Built	1954	1949	1959	1956
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	2	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)		1	1	1
Interior Wall	Drywall	Plaster	Drywall	Plaster
Exterior	Concrete Block	Wood Shake/Shingle	Concrete Block	Concrete Block
Garage Type	Carport	Garage	Carport	
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	102	75	75	75
Lot Depth	101	125	150	120
Lot Acres	0.2514	0.2244	0.2345	0.2155
Lot Sq Ft	10,950	9,776	10,215	9,388
Annual Tax	\$2,017	\$2,630	\$706	\$2,802
Distance (miles)		1.86	1.88	1.88


	Subject Property	Comparable 10	Comparable 11	Comparable 12
				
Address	8966 Macarthur Ct S	6500 Altama Rd	2605 Emily Ct	41 Aderhold Ave
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32216	32216	32216	32216
County	Duval	Duval	Duval	Duval
PID	140788-0000	139234-0000	137305-0000	145301-0000
Sale Date	07/19/1985	02/27/2023	05/28/2023	10/31/2022
Sale Price		\$240,000	\$230,000	\$215,000
Price Per Sq Ft		\$221.20	\$211.40	\$183.76
Building Sq Ft	1,058	1,085	1,088	1,170
Main Area	1,058	875	1,088	814
Year Built	1954	1950	1955	1951
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RMD-A
Stories	1	1	1	1
Bedrooms	4	2	3	3
Bathrooms (Total)	2	1	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Plaster	Plaster	Plaster
Exterior	Concrete Block	Concrete Block	Concrete Block	Concrete Blk Stucco
Garage Type	Carport	Carport	Carport	
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	102	90	100	75
Lot Depth	101	100	100	135
Lot Acres	0.2514	0.2438	0.2144	0.2308
Lot Sq Ft	10,950	10,619	9,338	10,054
Annual Tax	\$2,017	\$2,247	\$759	\$1,910
Distance (miles)		1.91	1.91	1.93

	Subject Property	Comparable 13	Comparable 14	Comparable 15
				
Address	8966 Macarthur Ct S	6805 Crane Ave	6448 Bay Ridge Rd	1919 Burkholder Cir E
Property City	Jacksonville	Jacksonville	Jacksonville	Jacksonville
Property Zip	32216	32216	32216	32216
County	Duval	Duval	Duval	Duval
PID	140788-0000	139072-0000	138879-0000	134697-0000
Sale Date	07/19/1985	11/09/2022	05/05/2023	12/19/2022
Sale Price		\$210,000	\$165,000	\$260,000
Price Per Sq Ft		\$184.86	\$165.66	\$223.37
Building Sq Ft	1,058	1,136	996	1,164
Main Area	1,058	955	996	768
Year Built	1954	1949	1950	1949
County Land Use	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RLD-60	RLD-60
Stories	1	1	1	1
Bedrooms	4	2	3	3
Bathrooms (Total)	2	1	1	1
Bathrooms (Full)	2	1	1	1
Bathrooms (Half)				
Interior Wall	Drywall	Plaster	Plaster	Drywall
Exterior	Concrete Block	Brick	Wood Shake/Shingle	Concrete Block
Garage Type	Carport	Garage	Garage	Carport
Pool				
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central	Central
Lot Frontage	102	75	75	80
Lot Depth	101	125	135	132
Lot Acres	0.2514	0.2147	0.2301	0.2388
Lot Sq Ft	10,950	9,351	10,021	10,400
Annual Tax	\$2,017	\$3,200	\$728	\$2,598
Distance (miles)		1.93	1.96	1.96

	Subject Property	Comparable 16	Comparable 17
			
Address	8966 Macarthur Ct S	6603 Nathan Dr N	9114 India Ave
Property City	Jacksonville	Jacksonville	Jacksonville
Property Zip	32216	32216	32211
County	Duval	Duval	Duval
PID	140788-0000	137637-0000	143754-0000
Sale Date	07/19/1985	03/10/2023	12/16/2022
Sale Price		\$260,000	\$189,000
Price Per Sq Ft		\$215.95	\$207.24
Building Sq Ft	1,058	1,204	912
Main Area	1,058	1,204	912
Year Built	1954	1958	1938
County Land Use	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Zoning	RLD-60	RLD-60	RMD-A
Stories	1	1	1
Bedrooms	4	3	3
Bathrooms (Total)	2	2	1
Bathrooms (Full)	2	1	1
Bathrooms (Half)		1	
Interior Wall	Drywall	Plaster	Drywall
Exterior	Concrete Block	Concrete Block	Aluminum/Vinyl
Garage Type	Carport	Garage	Carport
Pool			
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Central	Central	Central
Lot Frontage	102		75
Lot Depth	101		125
Lot Acres	0.2514	0.2816	0.2139
Lot Sq Ft	10,950	12,265	9,317
Annual Tax	\$2,017	\$3,336	\$2,205
Distance (miles)		1.99	1.99

8966 Macarthur Ct S, Jacksonville, FL 32216-3550, Duval County

APN: 140788-0000 CLIP: 3187194837

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	2	N/A	N/A	07/19/1985
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,058	10,950	1954	SFR	

OWNER INFORMATION			
Owner Name	Harden Ernest D	Owner Address Zip Code	32211
Owner Name 2	Harden Linda L	Owner Address ZIP + 4 Code	5634
Mail Owner Name	Ernest D & Linda L Harden	Owner Address Carrier Route	C003
Owner Address	900 Cesery Blvd #107	Owner Occupied	No
Owner Address City & State	Jacksonville, FL		

LOCATION INFORMATION			
Subdivision	Azalea Terrace	School District	Duval County SD
Section	35	High School District/School Name	1200480
Township	02S	Elementary School District	1200480
Range	27E	Neighborhood Code	2158062-2158062
Property Zip	32216	Zoning	RLD-60
Property Zip+4	3550	Taxing Authority	General Services
Property Carrier Route	C071	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Census Tract	158.06	Flood Zone Date	06/03/2013
Census Block Group	1	Flood Zone Panel	12031C0391H
Map 1	4211		

TAX INFORMATION			
PID	140788-0000	Block #	3
Parcel ID	1407880000	Lot #	1
% Improved	60%	Legal Unit #	GS
Tax Area	GS		
Legal Description	24-36 35-2S-27E AZALEA TERRAC E LOT 1 BLK 3		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$124,544	\$89,084	\$80,354
Market Value - Land	\$49,929	\$36,312	\$29,504
Market Value - Improved	\$74,615	\$52,772	\$50,850
Assessed Value - Total	\$97,227	\$88,389	\$80,354
Assessed Value - Land			\$29,504
Assessed Value - Improved			\$50,850
YOY Assessed Change (%)	10%	10%	
YOY Assessed Change (\$)	\$8,838	\$8,035	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,627		
2021	\$1,763	\$136	8.37%
2022	\$2,017	\$255	14.45%

CHARACTERISTICS			
Lot Frontage	102	Total Baths	2
Lot Depth	101	Full Baths	2
Lot Acres	0.2514	Cooling Type	Central
Lot Sq Ft	10,950	Heat Type	Forced Air
County Use Code	Single Family	Heat Fuel Type	Electric
Land Use - State	Single Family	Porch	Unfinished Open Porch
Land Use - CoreLogic	SFR	Garage Type	Carport
Building Type	Single Family	Roof Material	Roll Composition
Building Sq Ft	1,058	Roof Shape	Gable/Hip
Gross Area	1,058	Interior Wall	Drywall
Total Bldg Sq Ft	1,136	Exterior	Concrete Block

Stories	1
Quality	Average
Bedrooms	4

Floor Cover	Vinyl/Cork Tile
Year Built	1954
Effective Year Built	1954

FEATURES	
Building Description	Building Size
Base Area	1,058
Unfinished Storage	35
Unfinished Open Porch	60
Unfinished Carport	198
Finished Open Porch	40

SELL SCORE			
Rating	Moderate	Value As Of	2023-07-16 04:33:42
Sell Score	574		

ESTIMATED VALUE			
RealAVM™	\$173,100	Confidence Score	40
RealAVM™ Range	\$121,200 - \$225,100	Forecast Standard Deviation	30
Value As Of	07/10/2023		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	07/19/1985	Owner Name	Harden Ernest D
Document Number	5992-387	Owner Name 2	Harden Linda L
Deed Type	Quit Claim Deed		

Sale/Settlement Date	07/19/1985	05/15/1985
Sale Price		\$41,300
Buyer Name	Harden Ernest D	
Document Number	5992-387	5972-2037
Document Type	Quit Claim Deed	Miscellaneous Document

PROPERTY MAP

*Lot Dimensions are Estimated

HARDEN ERNEST D
 900 CESERY BLVD STE 107
 JACKSONVILLE, FL 32211
HARDEN LINDA L

Primary Site Address
 8966 S MACARTHUR CT
 Jacksonville FL 32216

Official Record Book/Page
 05972-02037

Tile #
 7435

8966 S MACARTHUR CT

Property Detail

RE #	140788-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02590 AZALEA TERRACE
Total Area	10950

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$74,615.00	\$78,236.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$49,929.00	\$49,929.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$124,544.00	\$128,165.00
Assessed Value	\$97,227.00	\$106,949.00
Cap Diff/Portability Amt	\$27,317.00 / \$0.00	\$21,216.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$97,227.00	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
05972-02037	5/15/1985	\$41,300.00	MS - Miscellaneous	Unqualified	Improved
05992-00387	7/19/1985	\$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	102.00	101.00	Common	102.00	Front Footage	\$49,929.00

Legal

LN	Legal Description
1	24-36 35-2S-27E
2	AZALEA TERRACE
3	LOT 1 BLK 3

Buildings

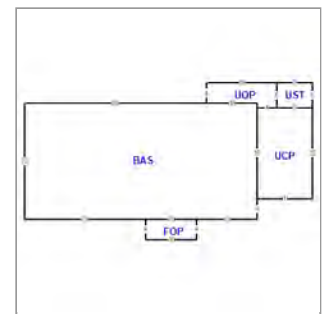
Building 1

Building 1 Site Address
 8966 S MACARTHUR CT Unit
 Jacksonville FL 32216

Building Type	0101 - SFR 1 STORY
Year Built	1954
Building Value	\$78,236.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1058	1058	1058
Unfinished Storage	35	0	14
Unfin Open Porch	60	0	12
Unfinished Carport	198	0	40
Finished Open Porch	40	0	12
Total	1391	1058	1136

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	2.000	
Rooms / Units	1.000	

2022 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	\$97,227.00	\$0.00	\$97,227.00	\$1,011.34	\$1,100.31	\$1,008.84
Public Schools: By State Law	\$124,544.00	\$0.00	\$124,544.00	\$317.14	\$403.02	\$389.90

By Local Board	\$124,544.00	\$0.00	\$124,544.00	\$200.26	\$279.97	\$246.21
FL Inland Navigation Dist.	\$97,227.00	\$0.00	\$97,227.00	\$2.83	\$3.11	\$2.79
Water Mgmt Dist. SJRWMD	\$97,227.00	\$0.00	\$97,227.00	\$19.35	\$19.19	\$19.19
			Totals	\$1,550.92	\$1,805.60	\$1,666.93
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$89,084.00	\$88,389.00	\$0.00	\$88,389.00		
Current Year	\$124,544.00	\$97,227.00	\$0.00	\$97,227.00		

2022 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.

- 2022**

- 2021**

- 2020**

- 2019**

- 2018**

- 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](#)