

~~For Sale~~

**GIVE AWAY!**

Jacksonville, FL

SE Corner of Branden Field Chaffee Rds and 103<sup>rd</sup> Street

**Seller Financing**

Zoned CO

Rezone to CRO for:

100-150 Multi-Family

Units with Golf course

views, or

Shopping Center

Backs up to Bentwood  
Golf Course

~~Price: \$1,500,000~~

~~\$750,000~~

\$425,000

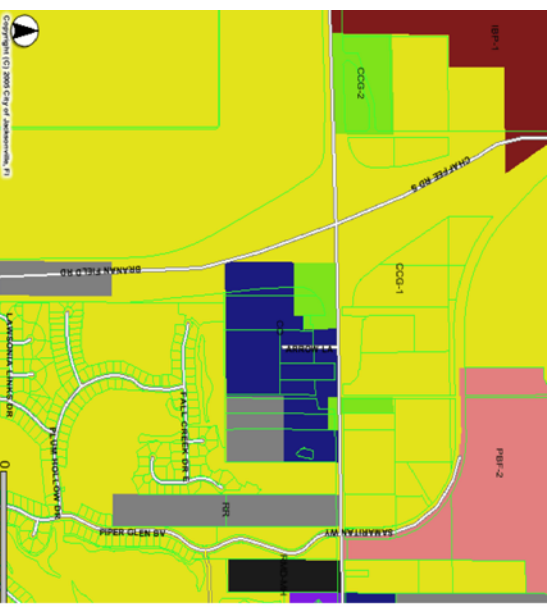
**Acreage: 12.57 +-**

Utilities: Well & Septic.

City Water and Sewer

available at 103<sup>rd</sup> St.

adjacent to site.



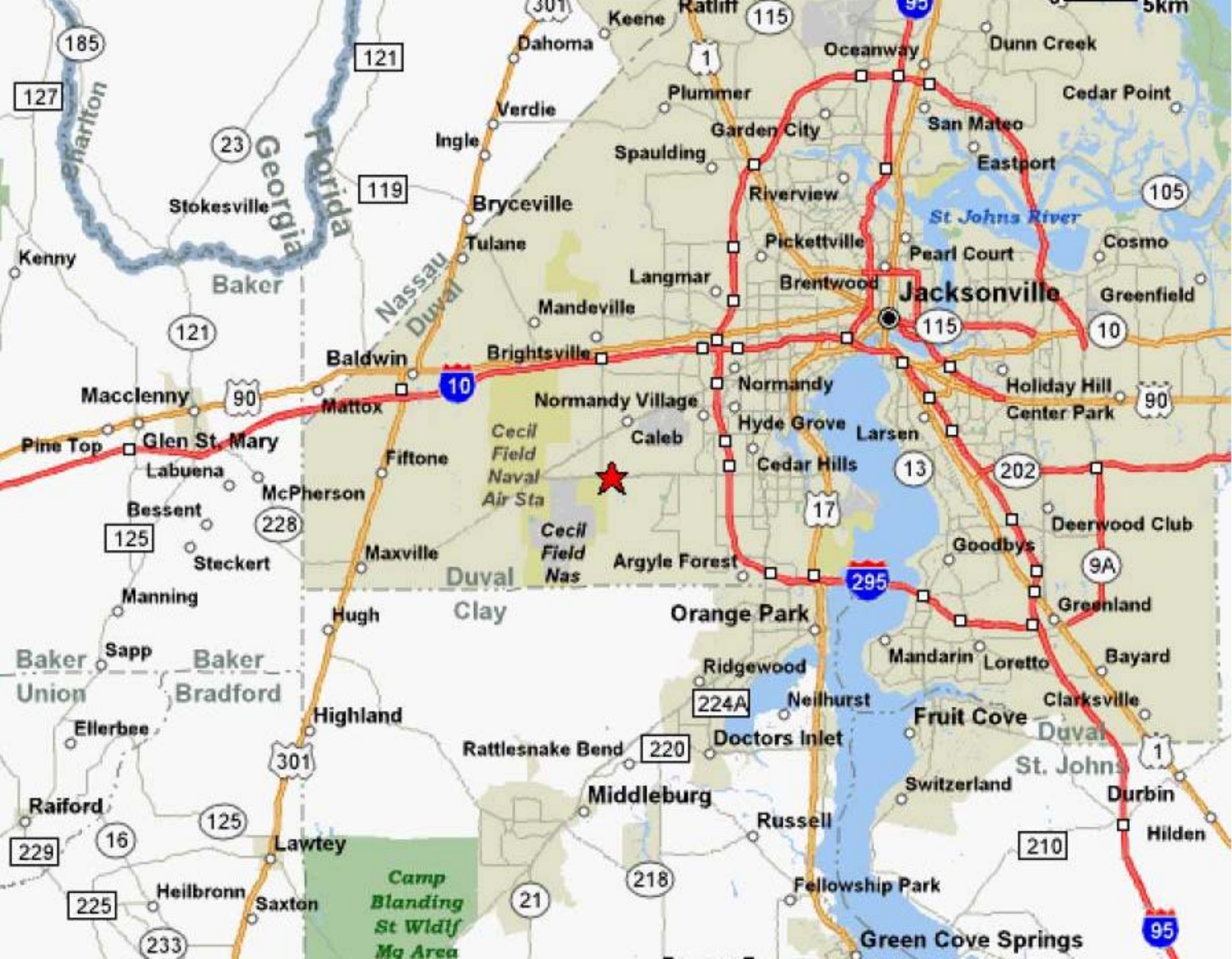
**ZONING MAP**  
(Purple = CO)

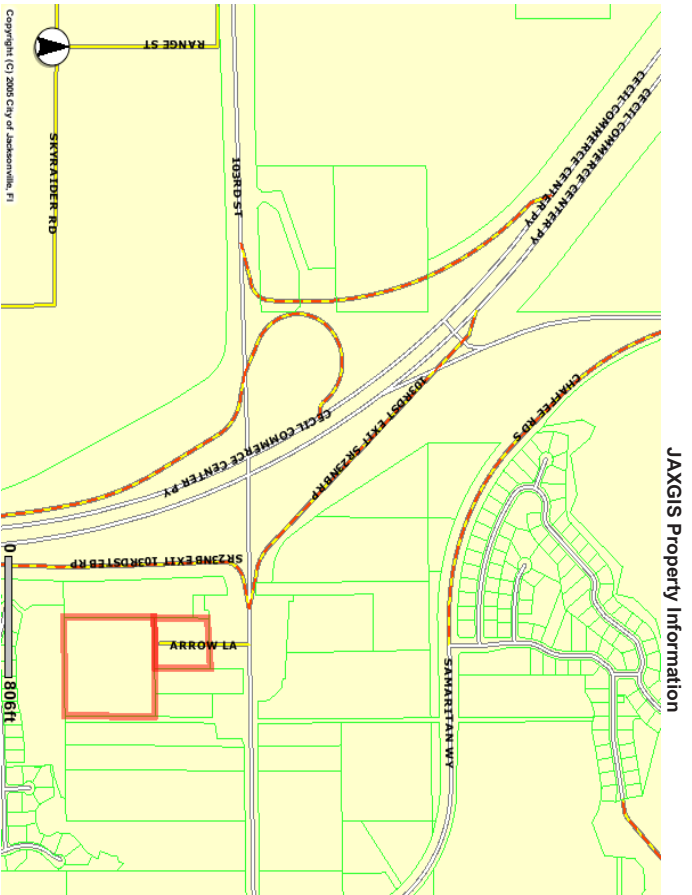
Current zoning for 12.57 acres is C0 (Commercial Office) Easy re-zoning to CRO or PUD for Retail and Multi-Family Use (20 units per acre). **Current use of the front parcel is a 9 unit mobile home park (potential \$24,000 NOI)**. Approximately 4 to 5 acres in the rear of the south parcel is incumbered by low quality wetlands. The wetlands area may not be built on without mitigation, but it can be used for density calculations.

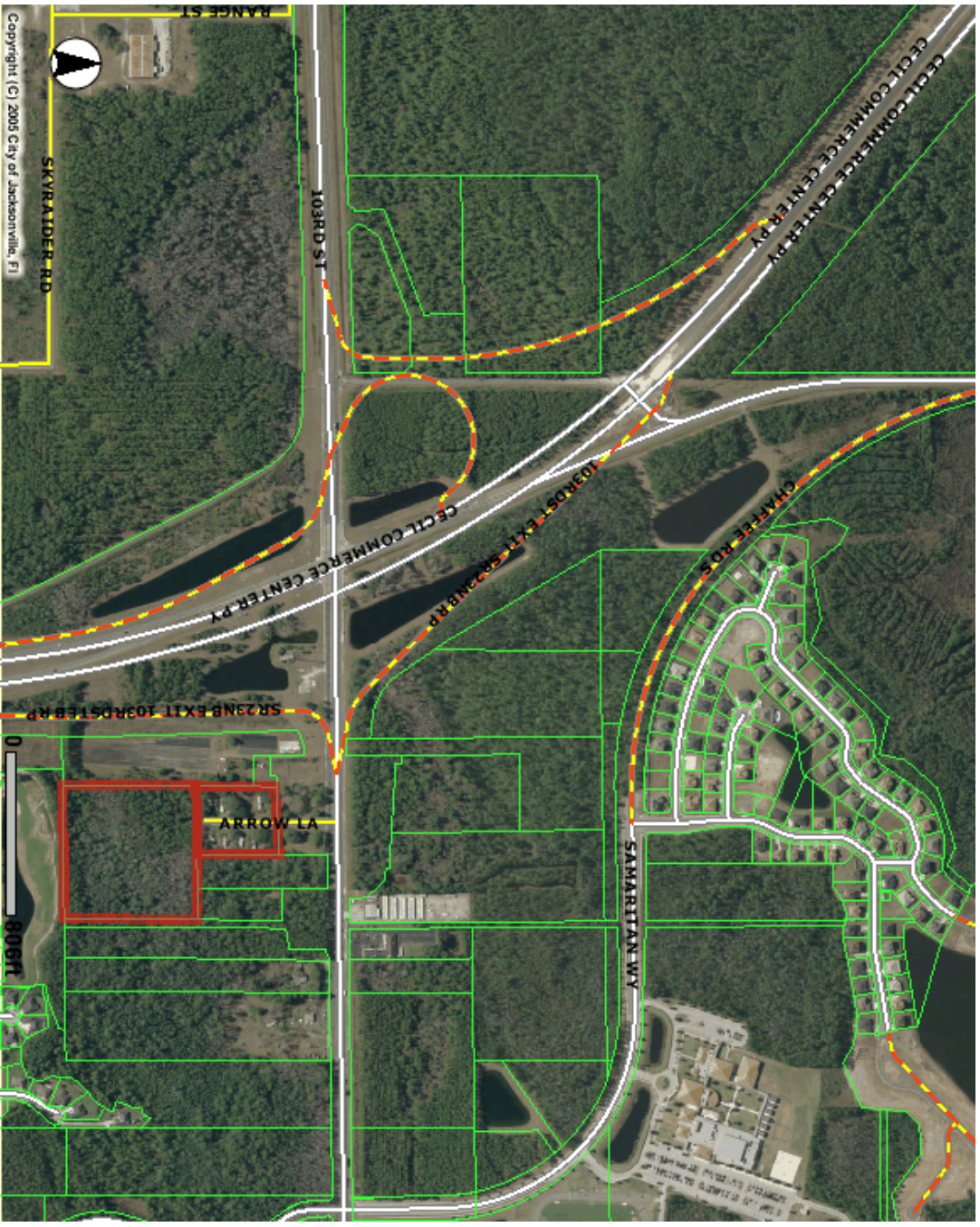
J.R. McNeal  
Company

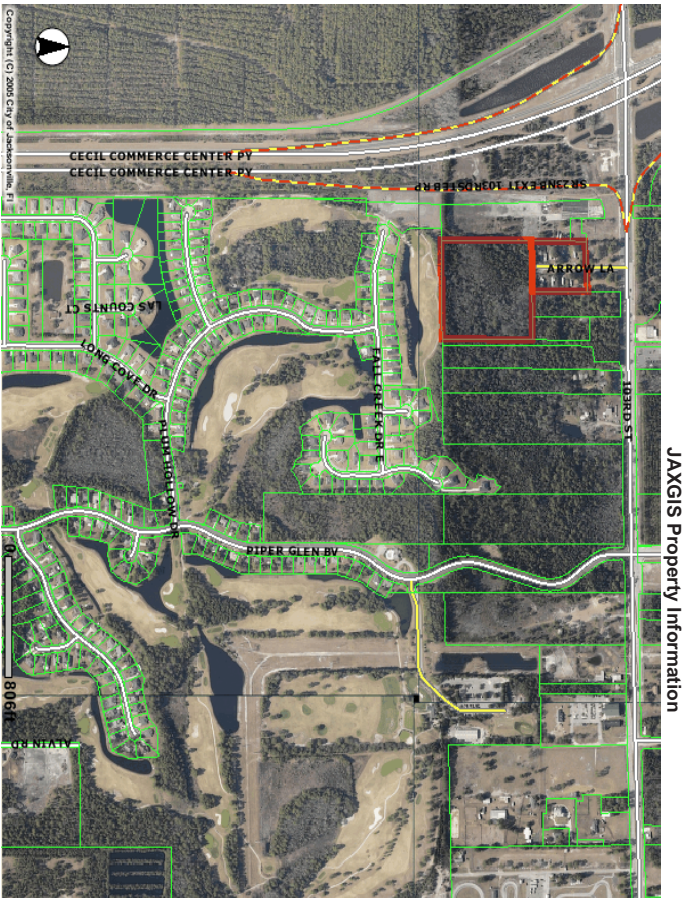


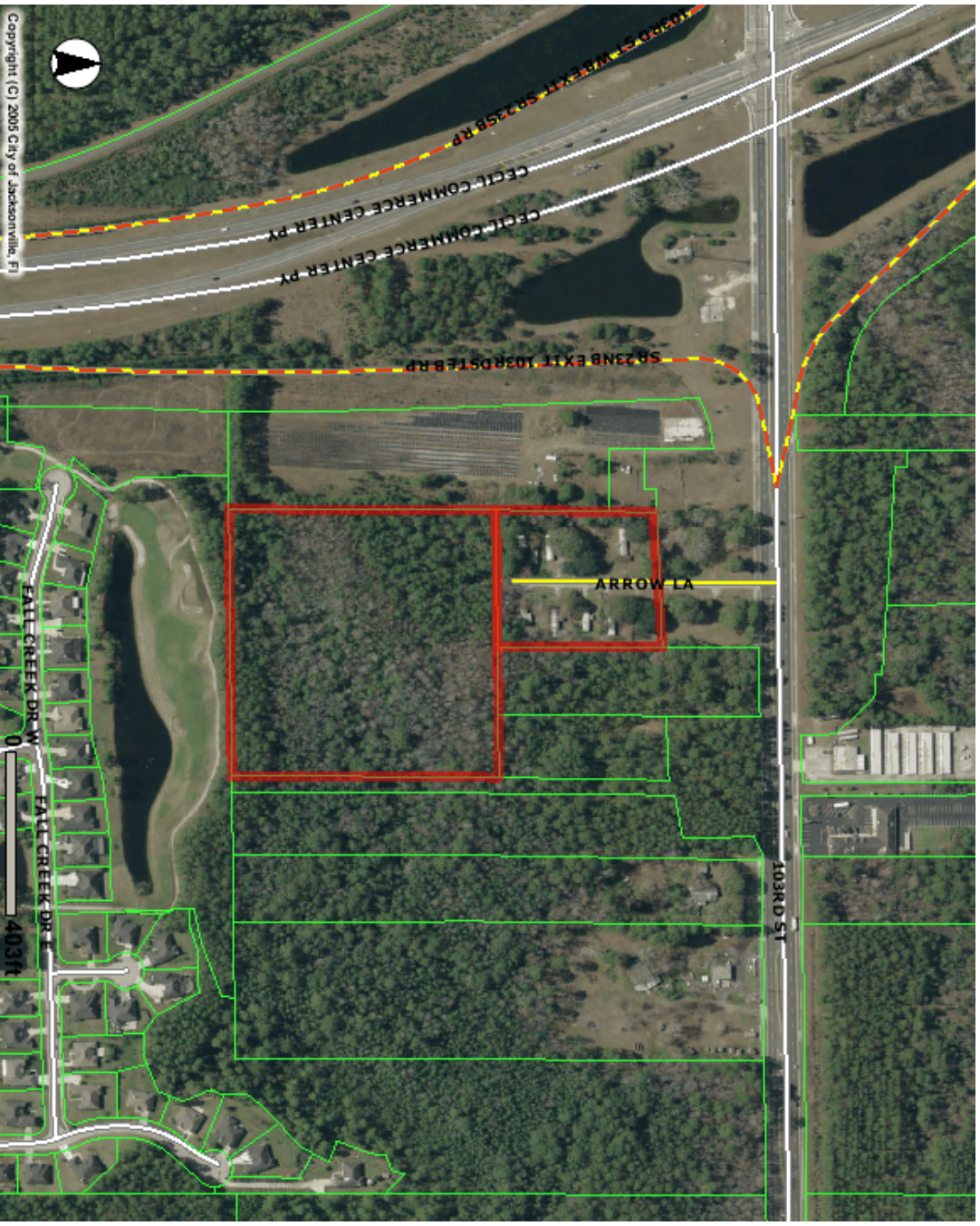
Randy McNeal, CCIM  
904.710.8007  
randy.mcneal@jrmcneal.com





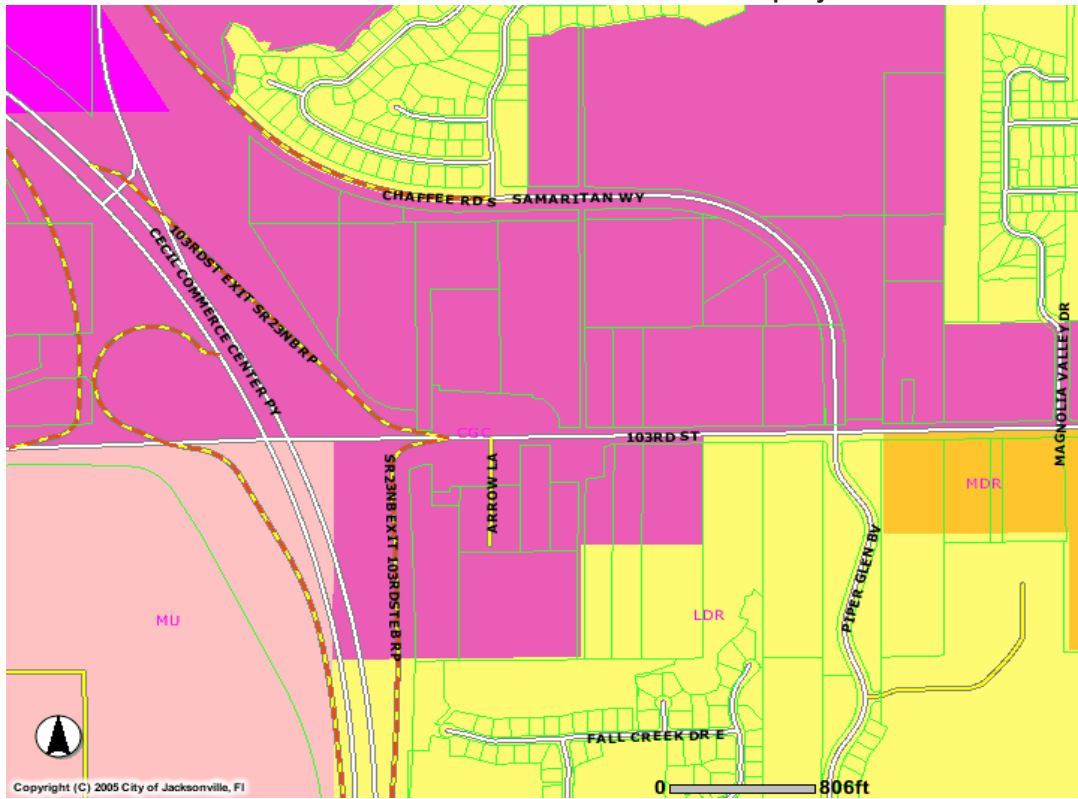


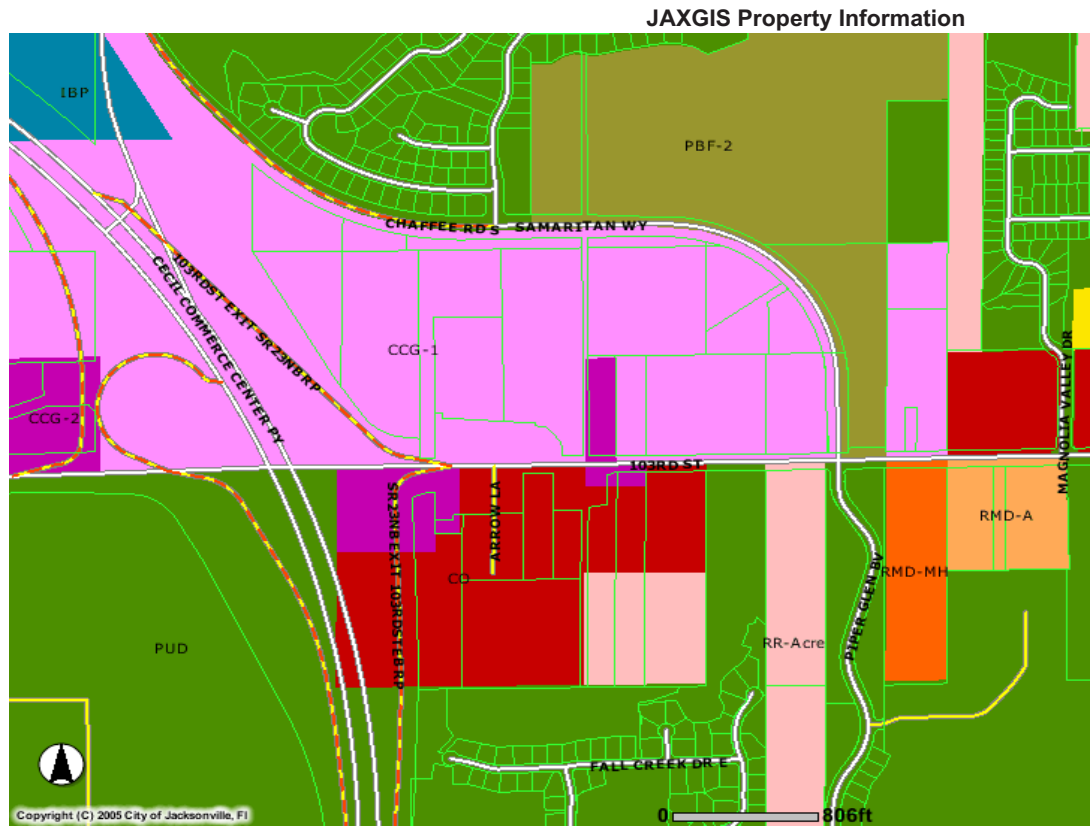


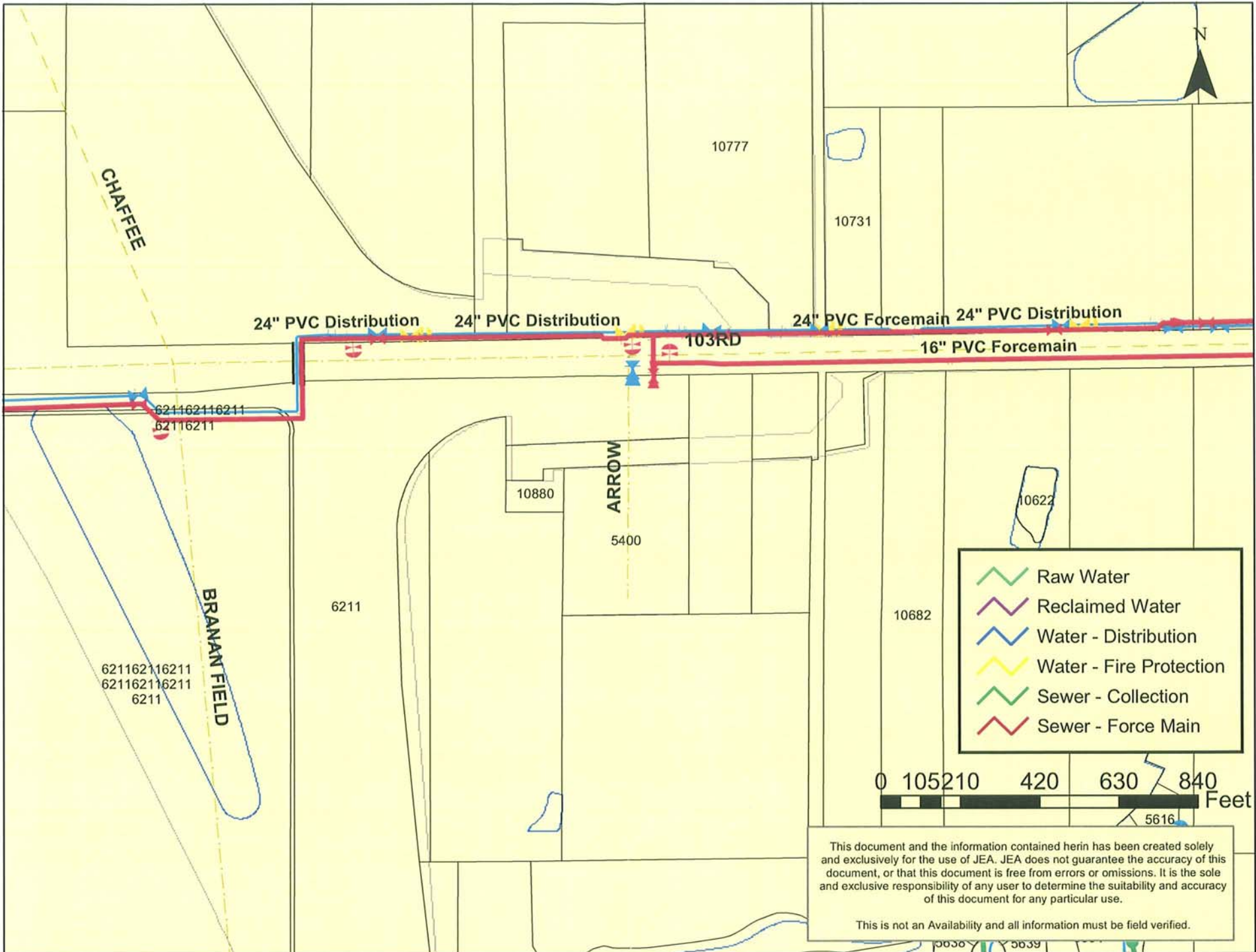


RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Parcel	Legal Descriptions	2.809	Flood Zone	Landuse	Zoning	Asstive Zone	IEDC Zone	Evacuation Zone	Planning District	CPAC	Moise Zone	APZ	Civ HH Zoning	MI. Civ School / S R	
015403 0000	ADAMS THOMAS W	5400 ARROW LN JACKSONVILLE	100	3.035	0908601044	5518	5-83 18-3S-29E JACKSONVILLE HEIGHTS PT W1/2 TRACT 1 RECD OR 7643- 1229		Not In Flood Zone	CGC	CO	Not In Asstive Zone	Not In IEDC Zone	Not In Evacuation Zone	4	N/A	NA	NA	Ceill/Heron's Height (1507)	NA	NA
015404 0000	ADAMS THOMAS W	ARROW LN JACKSONVILLE 82222	12000	9.757	0619400662	5518	5-83 18-3S-29E JACKSONVILLE TRACT 2	9.772	Not In Flood Zone	CGC	CO	Not In Asstive Zone	Not In IEDC Zone	Not In Evacuation Zone	4	N/A	NA	NA	Ceill/Heron's Height (1507)	NA	NA

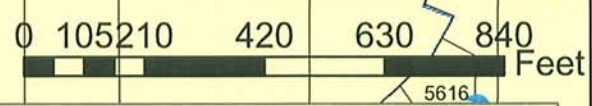
### JAXGIS Property Information







	Raw Water
	Reclaimed Water
	Water - Distribution
	Water - Fire Protection
	Sewer - Collection
	Sewer - Force Main



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This is not an Availability and all information must be field verified.

# Duval County Tax Collector

generated on 8/28/2010 1:12:42 PM EDT

## Tax Record

Last Update: 8/28/2010 1:15:04 PM ET

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
<b>015403-0000</b>	<b>REAL ESTATE</b>	<b>2009</b>
<b>Mailing Address</b> ADAMS THOMAS W 4200 STACEY RD JACKSONVILLE FL 32250	<b>Physical Address</b> 5400 ARROW LN 32222	<b>GEO Number</b> 18-3S-25E

Exempt Amount	Taxable Value
See below	See Below

<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> GS	<b>Escrow Code</b>
<a href="#">Legal Description</a> 18--3-S-25E 5400 ARROW LN 5-93 18-3S-25E 2.809 JACKSONVILLE HEIGHTS PT W1/2 TRACT 1 RECD O/R 7643-1225 (EX PT IN ST RD) BLK 2		

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF JACKSONVILLE	9.2727	125,376	0	\$125,376	\$1,162.57
ST JOHNS RIVER WTR MGMT DIST	0.4158	125,376	0	\$125,376	\$52.13
FL INLAND NAVIGATION	0.0345	125,376	0	\$125,376	\$4.32
USD	0.0000	125,376	0	\$125,376	\$0.00
SCHOOLS	7.5820	125,376	0	\$125,376	\$950.61
		17.3050			\$2,169.63

Non-Ad Valorem Assessments	
<b>Total Assessments</b>	\$0.00
Taxes & Assessments	\$2,169.63

[Prior Years Payment History](#)

Prior Year Taxes Due				
Year	Folio	Status	Cert. Yr.	Amount

RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	LandUse	Zoning	AshSite	JEDC Zone	Evacuation Zone	Planning District	CPAC	Noise Zone	APZ	Civ HH Zone	MI HH Zone	Civ School Reg	MI School Reg	Lighting Reg	Civ Notice Zone	MI Notice Zone
015403 0000	ADAMS THOMAS W	5400 ARROW LN JACKSONVILLE 32222	100	3.035	0908601044	5518	5-93 18-3S-25E 2.809 JACKSONVILLE HEIGHTS PT W1/2 TRACT 1 RECD O/R 7643- 1225	Not in Flood Zone	CGC	CO	Not in AshSite Zone	Not in Enterprise Zone	Not in Evacuation Zone	4	N/A	NA	NA	Cecil/Herlong Height (150')	NA	NA	NA	NA	NA	NA
015404 0000	ADAMS THOMAS W	ARROW LN JACKSONVILLE 32222	12000	9.757	0618400662	5518	5-93 18-3S-25E 9.772 JAX HEIGHTS TRACT 2 BLK 2	Not in Flood Zone	CGC	CO	Not in AshSite Zone	Not in Enterprise Zone	Not in Evacuation Zone	4	N/A	NA	NA	Cecil/Herlong Height (150')	NA	NA	NA	NA	NA	NA

**2005 Property Record Card**

**Building 1**

Duval County 2005 REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM 015403 0000  
 5-93 18-3S-25E 2.809 ADAMS, THOMAS W 100B2-5518- PAGE 1 OF 9  
 JACKSONVILLE HEIGHTS 4200 STACEY RD 5400 ARROW LA  
 PT W1/2 TRACT 1 RECD O/R 7643-1225 JACKSONVILLE, FL 32250 JACKSONVILLE 32222  
 (EX PT IN ST RD) BLK 2

STYLE 02 BLDG NO. 001 +-12---+  
 Bldg Use : 0201 MH ASSESSED SOH I I  
 Ex-Wall 1: 0100 MINIMUM I I  
 Ex-Wall 2: 0000 N/A I I  
 Roof Str : 03 GABLE OR HIP I I  
 Roof Cvr : 01 MINIMUM I I  
 In-Wall 1: 0400 PLYWOOD PANEL I I  
 In-Wall 2: 0000 N/A 44 I  
 Flr Cvr 1: 0825 SHEET VINYL25% IBAS(672)  
 Flr Cvr 2: 1475 CARPETING75% I 56  
 Heat Fuel: 03 GAS I I  
 Heat Type: 04 FORCED AIR DUCT I I  
 Air Cond : 03 CENTRAL AIR I I  
 Bed/Baths: 0320 03 BDRM-2.0 BTH I I  
 Stories : 003.0 I I  
 Quality : 03 AVERAGE 12 I  
 Hrs Spent: 00 I I  
 Minutes : 00 +-12---+

LAND VALUE 91,770  
 MISC VALUE 23,768  
 BLDG VALUE 49,000  
 CAMA VALUE 164,538  
 VALUE BY CAMA Mass Appr  
 ASSESS VAL 164,538  
 EXEMPT VAL 0  
 TAXABLE 164,538  
 SR EX VAL 0  
 SR TAXABLE N/A  
 APPRAISER JAC20030604  
 DATA SAY19990331  
 PROP USE 2893  
 Tax Dist GS  
 NBHD 413723.01  
 L100 M100 B100 MF 1.00  
 EXEMPTIONS

Act Mo/Dy: 0000  
 Act Yr Bt: 1970 BAS (L12D44D12R12U56) .PER;LF (L12D56R12U56)  
 Eff Yr Bt: 1970  
 Depr Tabl: 17  
 Func Obs%: 00  
 Econ Obs%: 00  
 ObsrvCond: N/A  
 Obsrv %: 00

EFF AREA 672  
 SQFT RATE 26.02  
 POINTS 88  
 RCN 17,485  
 DEPR 72.00  
 OBSOL 0  
 BUILDING 4,900  
 BOOK PAGE DATE QS SALE PRC  
 09086 1044 091998 GV 100  
 Deed Type: RWCO  
 07643 1225 081993 PI 100  
 Deed Type: WDTT  
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES :

D/B/A 103RD ST ARROW LANE  
 MOBILE HOME PARK.  
 FENCING ON ALL TRAILERS IN\*

REC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
3	001	MHP1	Mobile Home Pad	.00	.00	9.00	6125.00	1964	P3	61	.00	21499
5	001	PVCA	Paving Concrete	.00	.00	2391.00	3.70	1964	F3	80	.00	1769

6	009	SVL5	CARPORT	.00	.00	1.00	500.00	1990	NS	0	.00	500	
REC	LUSE	DESC	ZONING	FRONTAGE	DEPTH	UNITS	TP	ACRES	PRICE	AJ	REASON	MISC TOTAL	23768
1	2810	MOBILE HOME PARK	CO	.00	.00	122360	S	2.80	.75			AJ PRICE	91770
												LAND TOTAL	91770

Building 2

Duval County 2005 REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM 015403 0000  
 5-93 18-3S-25E 2.809 ADAMS, THOMAS W 100B2-5518- PAGE 2 OF 9  
 JACKSONVILLE HEIGHTS 4200 STACEY RD 5400 ARROW LA  
 PT W1/2 TRACT 1 RECD O/R 7643-1225 JACKSONVILLE, FL 32250 JACKSONVILLE 32222  
 (EX PT IN ST RD) BLK 2

STYLE 02	BLDG NO. 003											LAND VALUE	91,770
Bldg Use :	0203	MH ASSESSED NON-SOH										MISC VALUE	23,768
Ex-Wall 1:	0100	MINIMUM										BLDG VALUE	49,000
Ex-Wall 2:	0000	N/A	12			FCB(624)			12			CAMA VALUE	164,538
Roof Str :	01	FLAT										VALUE BY	CAMA Mass Appr
Roof Cvr :	01	MINIMUM										ASSESS VAL	164,538
In-Wall 1:	0500	DRYWALL										EXEMPT VAL	0
In-Wall 2:	0000	N/A										TAXABLE	164,538
Flr Cvr 1:	1475	CARPETING75%	12			BAS(672)						SR EX VAL	0
Flr Cvr 2:	0825	SHEET VINYL25%							12			SR TAXABLE	N/A
Heat Fuel:	03	GAS										APPRAISER	JAC20030604
Heat Type:	04	FORCED AIR DUCT										DATA	SAY19990331
Air Cond :	02	WIND/WALL UNIT										PROP USE	2893
Bed/Baths:	0320	03 BDRM-2.0 BTH										Tax Dist	GS
Stories :	001.0											NBHD	413723.01
Quality :	03	AVERAGE										L100 M100 B100 MF	1.00
Hrs Spent:	00											EXEMPTIONS	
Minutes :	00												
Act Mo/Dy:	0000												
Act Yr Bt:	1973												
Eff Yr Bt:	1973												
Depr Tabl:	17												
Func Obs%:	00											EFF AREA	1,366
Econ Obs%:	00											SQFT RATE	24.25
ObsrvCond:	N/A											POINTS	82
Obsrv %:	00											RCN	33,125
			AREA	GR AREA	PCT	AJ AREA	RCN	RCNLD	DEPR			DEPR	72.00
			FCB	624	90	562	13629	3816	OBSOL			OBSOL	0
			BAS	672	100	672	16296	4563	BUILDING			BUILDING	9,300
			UEP	189	70	132	3201	896					

FCB(L52D12BAS(L4D12R21UEP(D9R21U9L21)R35U12L52)R52U12)

BOOK PAGE DATE QS SALE PRC  
 05549 1273 071982 QI 55000  
 Deed Type: WDSA  
 PERMIT NO TYPE DATE AMOUNT

REC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE	
REC	LUSE	DESC	ZONING	FRONTAGE	DEPTH	UNITS	TP	ACRES	PRICE	AJ	REASON	AJ PRICE	VALUE

Building 3

Duval County 2005 REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM 015403 0000  
 5-93 18-3S-25E 2.809 ADAMS, THOMAS W 100B2-5518- PAGE 3 OF 9  
 JACKSONVILLE HEIGHTS 4200 STACEY RD 5400 ARROW LA  
 PT W1/2 TRACT 1 RECD O/R 7643-1225 JACKSONVILLE, FL 32250 JACKSONVILLE 32222  
 (EX PT IN ST RD) BLK 2

STYLE 02 BLDG NO. 004 +-12--+  
 Bldg Use : 0203 MH ASSESSED NON-SOH I I  
 Ex-Wall 1: 0100 MINIMUM I I  
 Ex-Wall 2: 0000 N/A I I  
 Roof Str : 01 FLAT 33 I  
 Roof Cvr : 01 MINIMUM I I  
 In-Wall 1: 0500 DRYWALL I I  
 In-Wall 2: 0000 N/A I I  
 Flr Cvr 1: 1475 CARPETING75% IBAS (732)  
 Flr Cvr 2: 0825 SHEET VINYL25% +--+ 61  
 Heat Fuel: 03 GAS 6UOP (36) I  
 Heat Type: 04 FORCED AIR DUCT +--+ I  
 Air Cond : 02 WIND/WALL UNIT I I  
 Bed/Baths: 0310 03 BDRM-1.0 BTH 28 I  
 Stories : 001.0 I I  
 Quality : 03 AVERAGE I I  
 Hrs Spent: 00 I I  
 Minutes : 00 +-12--+

LAND VALUE 91,770  
 MISC VALUE 23,768  
 BLDG VALUE 49,000  
 CAMA VALUE 164,538  
 VALUE BY CAMA Mass Appr  
 ASSESS VAL 164,538  
 EXEMPT VAL 0  
 TAXABLE 164,538  
 SR EX VAL 0  
 SR TAXABLE N/A  
 APPRAISER JAC20030604  
 DATA SAY19990331  
 PROP USE 2893  
 Tax Dist GS  
 NBHD 413723.01  
 L100 M100 B100 MF 1.00  
 EXEMPTIONS

Act Mo/Dy: 0000  
 Act Yr Bt: 1974 BAS (L12D33UOP (L6D6R6U6) D28R12U61)  
 Eff Yr Bt: 1974

Depr Tabl: 17 EFF AREA 741  
 Func Obs%: 00 SQFT RATE 22.77  
 Econ Obs%: 00 POINTS 77  
 ObsrvCond: N/A RCN 16,872  
 Obsrv %: 00 AREA GR AREA PCT AJ AREA RCN RCNLD DEPR 72.00  
 BAS 732 100 732 16668 4667 OBSOL 0  
 UOP 36 25 9 205 57 BUILDING 4,700

BOOK PAGE DATE QS SALE PRC  
 PERMIT NO TYPE DATE AMOUNT  
 REC BLDG CODE DESC LENGTH WIDTH UNITS ADJ PRICE EYB DT PCT ADJUSTMNT VALUE  
 REC LUSE DESC ZONING FRONTAGE DEPTH UNITS TP ACRES PRICE AJ REASON AJ PRICE VALUE

Building 4

Duval County 2005 REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM 015403 0000  
 5-93 18-3S-25E 2.809 ADAMS, THOMAS W 100B2-5518- PAGE 4 OF 9  
 JACKSONVILLE HEIGHTS 4200 STACEY RD 5400 ARROW LA  
 PT W1/2 TRACT 1 RECD O/R 7643-1225 JACKSONVILLE, FL 32250 JACKSONVILLE 32222  
 (EX PT IN ST RD) BLK 2

STYLE 02 BLDG NO. 007 +--12---+  
 Bldg Use : 0203 MH ASSESSED NON-SOH I I  
 Ex-Wall 1: 0100 MINIMUM I I  
 Ex-Wall 2: 0000 N/A I I  
 Roof Str : 03 GABLE OR HIP I I  
 Roof Cvr : 01 MINIMUM 29 I  
 In-Wall 1: 0500 DRYWALL I I  
 In-Wall 2: 0000 N/A I I  
 Flr Cvr 1: 1475 CARPETING75% +---16---+BAS (600)  
 Flr Cvr 2: 0825 SHEET VINYL25% 7 UST (112)7 50  
 Heat Fuel: 03 GAS +---16---+ I  
 Heat Type: 04 FORCED AIR DUCT I I  
 Air Cond : 02 WIND/WALL UNIT I I  
 Bed/Baths: 0310 03 BDRM-1.0 BTH 21 I  
 Stories : 001.0 I I  
 Quality : 03 AVERAGE I I  
 Hrs Spent: 00 I I  
 Minutes : 00 +--12---+  
 Act Mo/Dy: 0000  
 Act Yr Bt: 1973 BAS (L12D29UST (L16U7R16D7) D21R12U50) .PER; LF (L12D50R12U5  
 Eff Yr Bt: 1973 0)  
 Depr Tabl: 17  
 Func Obs%: 00  
 Econ Obs%: 00  
 ObsrvCond: N/A  
 Obsrv %: 00

LAND VALUE 91,770  
 MISC VALUE 23,768  
 BLDG VALUE 49,000  
 CAMA VALUE 164,538  
 VALUE BY CAMA Mass Appr  
 ASSESS VAL 164,538  
 EXEMPT VAL 0  
 TAXABLE 164,538  
 SR EX VAL 0  
 SR TAXABLE N/A  
 APPRAISER JAC20030604  
 DATA SAY19990331  
 PROP USE 2893  
 Tax Dist GS  
 NBHD 413723.01  
 L100 M100 B100 MF 1.00  
 EXEMPTIONS

AREA	GR AREA	PCT	AJ AREA	RCN	RCNLD
BAS	600	100	600	13662	3825
UST	112	55	62	1412	395

EFF AREA 662  
 SQFT RATE 22.77  
 POINTS 77  
 RCN 15,073  
 DEPR 72.00  
 OBSOL 0  
 BUILDING 4,200

REC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	BOOK	PAGE	DATE	QS	SALE PRC
REC LUSE DESC	ZONING	FRONTAGE	DEPTH	UNITS TP	ACRES	PRICE	AJ	REASON	AJ PRICE	PERMIT NO	TYPE	DATE	AMOUNT	VALUE

Building 5

Duval County 2005 REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM 015403 0000  
 5-93 18-3S-25E 2.809 ADAMS, THOMAS W 100B2-5518- PAGE 5 OF 9  
 JACKSONVILLE HEIGHTS 4200 STACEY RD 5400 ARROW LA  
 PT W1/2 TRACT 1 RECD O/R 7643-1225 JACKSONVILLE, FL 32250 JACKSONVILLE 32222  
 (EX PT IN ST RD) BLK 2

STYLE 02 BLDG NO. 008 +-14---+  
 Bldg Use : 0203 MH ASSESSED NON-SOH I I  
 Ex-Wall 1: 0100 MINIMUM I I  
 Ex-Wall 2: 0000 N/A I I  
 Roof Str : 03 GABLE OR HIP I I  
 Roof Cvr : 01 MINIMUM I I  
 In-Wall 1: 0500 DRYWALL I I

LAND VALUE 91,770  
 MISC VALUE 23,768  
 BLDG VALUE 49,000  
 CAMA VALUE 164,538  
 VALUE BY CAMA Mass Appr  
 ASSESS VAL 164,538  
 EXEMPT VAL 0  
 TAXABLE 164,538

In-Wall 2: 0000	N/A	I	I	SR EX VAL	0				
Flr Cvr 1: 1475	CARPETING75%	67BAS (938)		SR TAXABLE	N/A				
Flr Cvr 2: 0825	SHEET VINYL25%	I	67	APPRAISER	JAC20030604				
Heat Fuel: 03	GAS	I	I	DATA	SAY19990331				
Heat Type: 04	FORCED AIR DUCT	I	I	PROP USE	2893				
Air Cond : 03	CENTRAL AIR	I	I	Tax Dist	GS				
Bed/Baths: 0320	03 BDRM-2.0 BTH	I	I	NBHD	413723.01				
Stories : 001.0		I	I	L100 M100 B100 MF 1.00					
Quality : 03	AVERAGE	I	I	EXEMPTIONS					
Hrs Spent: 00		I	I						
Minutes : 00		+-14---+							
Act Mo/Dy: 0000									
Act Yr Bt: 1975		BAS (L14D67R14U67) .PER;LF (L14D67R14U67)							
Eff Yr Bt: 1975									
Depr Tabl: 17				EFF AREA	938				
Func Obs%: 00				SQFT RATE	26.02				
Econ Obs%: 00				POINTS	88				
ObsrvCond: N/A				RCN	24,406				
Obsrv %: 00		AREA	GR AREA	PCT	AJ AREA	RCN	RCNLD	DEPR	72.00
		BAS	938	100	938	24407	6834	OBSOL	0
								BUILDING	6,800

REC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE	
REC LUSE DESC		ZONING	FRONTAGE	DEPTH	UNITS TP	ACRES	PRICE	AJ	REASON	AJ PRICE	VALUE

**Building 6**

Duval County 2005	REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM	015403 0000
5-93 18-3S-25E 2.809	ADAMS, THOMAS W	100B2-5518- PAGE 6 OF 9
JACKSONVILLE HEIGHTS	4200 STACEY RD	5400 ARROW LA
PT W1/2 TRACT 1 RECD O/R 7643-1225	JACKSONVILLE, FL 32250	JACKSONVILLE 32222
(EX PT IN ST RD) BLK 2		

STYLE 02 BLDG NO. 010	+-12---+	LAND VALUE	91,770
Bldg Use : 0203 MH ASSESSED NON-SOH	I I	MISC VALUE	23,768
Ex-Wall 1: 0100 MINIMUM	I I	BLDG VALUE	49,000
Ex-Wall 2: 0000 N/A	I I	CAMA VALUE	164,538
Roof Str : 01 FLAT	I I	VALUE BY	CAMA Mass Appr
Roof Cvr : 01 MINIMUM	I I	ASSESS VAL	164,538
In-Wall 1: 0400 PLYWOOD PANEL	40 I	EXEMPT VAL	0
In-Wall 2: 0000 N/A	I I	TAXABLE	164,538
Flr Cvr 1: 1400 CARPETING	IBAS (672)	SR EX VAL	0
Flr Cvr 2: 0000 N/A	I 56	SR TAXABLE	N/A
Heat Fuel: 04 ELECTRIC	I I	APPRAISER	JAC20030604
Heat Type: 04 FORCED AIR DUCT	I I	DATA	SAY19990331
Air Cond : 03 CENTRAL AIR	++ I	PROP USE	2893
Bed/Baths: 0215 02 BDRM-1.5 BTH	4UOP(16) I	Tax Dist	GS
Stories : 001.0	+16 I	NBHD	413723.01
		L100 M100 B100 MF 1.00	

Quality : 03 AVERAGE I I EXEMPTIONS  
Hrs Spent: 00 I I  
Minutes : 00 +-12----+  
Act Mo/Dy: 0000  
Act Yr Bt: 1974 BAS (L12D40UOP (L4D4R4U4) D16R12U56)  
Eff Yr Bt: 1974  
Depr Tabl: 17 EFF AREA 676  
Func Obs%: 00 SQFT RATE 25.67  
Econ Obs%: 00 POINTS 87  
ObsrvCond: N/A RCN 17,352  
Obsrv %: 00 AREA GR AREA PCT AJ AREA RCN RCNLD DEPR 72.00  
BAS 672 100 672 17250 4830 OBSOL 0  
UOP 16 25 4 103 29 BUILDING 4,900  
BOOK PAGE DATE QS SALE PRC  
PERMIT NO TYPE DATE AMOUNT  
REC BLDG CODE DESC LENGTH WIDTH UNITS ADJ PRICE EYB DT PCT ADJUSTMNT VALUE  
REC LUSE DESC ZONING FRONTAGE DEPTH UNITS TP ACRES PRICE AJ REASON AJ PRICE VALUE

Building 7

Duval County 2005 REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM 015403 0000  
5-93 18-3S-25E 2.809 ADAMS, THOMAS W 100B2-5518- PAGE 7 OF 9  
JACKSONVILLE HEIGHTS 4200 STACEY RD 5400 ARROW LA  
PT W1/2 TRACT 1 RECD O/R 7643-1225 JACKSONVILLE, FL 32250 JACKSONVILLE 32222  
(EX PT IN ST RD) BLK 2  
STYLE 02 BLDG NO. 011 +--12----+ LAND VALUE 91,770  
Bldg Use : 0203 MH ASSESSED NON-SOH I I MISC VALUE 23,768  
Ex-Wall 1: 0100 MINIMUM I I BLDG VALUE 49,000  
Ex-Wall 2: 0000 N/A I I CAMA VALUE 164,538  
Roof Str : 01 FLAT I I VALUE BY CAMA Mass Appr  
Roof Cvr : 01 MINIMUM 27 I ASSESS VAL 164,538  
In-Wall 1: 0500 DRYWALL I I EXEMPT VAL 0  
In-Wall 2: 0000 N/A I I TAXABLE 164,538  
Flr Cvr 1: 1475 CARPETING75% IBAS (552) SR EX VAL 0  
Flr Cvr 2: 0825 SHEET VINYL25% I 46 SR TAXABLE N/A  
Heat Fuel: 03 GAS +--+ I APPRAISER JAC20030604  
Heat Type: 04 FORCED AIR DUCT I I I DATA SAY19990331  
Air Cond : 02 WIND/WALL UNIT 10USP (40) I PROP USE 2893  
Bed/Baths: 0210 02 BDRM-1.0 BTH I 19 I Tax Dist GS  
Stories : 001.0 +--+ I NBHD 413723.01  
Quality : 03 AVERAGE I I L100 M100 B100 MF 1.00  
Hrs Spent: 00 I I EXEMPTIONS  
Minutes : 00 +--12----+  
Act Mo/Dy: 0000  
Act Yr Bt: 1972 BAS (L12D27USP (L4D10R4U10) D19R12U46)  
Eff Yr Bt: 1972  
Depr Tabl: 17 EFF AREA 572  
Func Obs%: 00 SQFT RATE 23.66

Econ Obs%: 00									POINTS	80			
ObsrvCond: N/A									RCN	13,533			
Obsrv %: 00		AREA	GR AREA	PCT	AJ AREA	RCN	RCNLD	DEPR		72.00			
		BAS	552	100	552	13060	3657	OBSOL		0			
		USP	40	50	20	473	132	BUILDING		3,800			
								BOOK	PAGE	DATE	QS	SALE	PRC
REC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE			
REC LUSE DESC		ZONING	FRONTAGE	DEPTH	UNITS TP	ACRES	PRICE	AJ	REASON	AJ PRICE	VALUE		

Building 8

Duval County 2005		REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM	015403 0000
5-93 18-3S-25E	2.809	ADAMS, THOMAS W	100B2-5518- PAGE 8 OF 9
JACKSONVILLE HEIGHTS		4200 STACEY RD	5400 ARROW LA
PT W1/2 TRACT 1 RECD O/R 7643-1225		JACKSONVILLE, FL 32250	JACKSONVILLE 32222
(EX PT IN ST RD)	BLK 2		

STYLE 02 BLDG NO. 012	+ -12 - - - +	LAND VALUE	91,770
Bldg Use : 0203 MH ASSESSED NON-SOH	I I	MISC VALUE	23,768
Ex-Wall 1: 0100 MINIMUM	I I	BLDG VALUE	49,000
Ex-Wall 2: 0000 N/A	I I	CAMA VALUE	164,538
Roof Str : 01 FLAT	I I	VALUE BY	CAMA Mass Appr
Roof Cvr : 01 MINIMUM	I I	ASSESS VAL	164,538
In-Wall 1: 0400 PLYWOOD PANEL	I I	EXEMPT VAL	0
In-Wall 2: 0000 N/A	44 I	TAXABLE	164,538
Flr Cvr 1: 1400 CARPETING	IBAS (672)	SR EX VAL	0
Flr Cvr 2: 0000 N/A	I 56	SR TAXABLE	N/A
Heat Fuel: 03 GAS	I I	APPRAISER	JAC20030604
Heat Type: 04 FORCED AIR DUCT	I I	DATA	SAY19990331
Air Cond : 03 CENTRAL AIR	I I	PROP USE	2893
Bed/Baths: 0210 02 BDRM-1.0 BTH	I I	Tax Dist	GS
Stories : 001.0	+UOP (36) I	NBHD	413723.01
Quality : 03 AVERAGE	+ -12 I	L100 M100 B100 MF 1.00	
Hrs Spent: 00	I I	EXEMPTIONS	
Minutes : 00	+ -12 - - - +		

Act Mo/Dy: 0000										
Act Yr Bt: 1975		BAS (L12D44UOP (L6D6R6U6) D12R12U56)								
Eff Yr Bt: 1975										
Depr Tabl: 17		EFF AREA	681							
Func Obs%: 00		SQFT RATE	25.13							
Econ Obs%: 00		POINTS	85							
ObsrvCond: N/A		RCN	17,113							
Obsrv %: 00		AREA	GR AREA	PCT	AJ AREA	RCN	RCNLD	DEPR		72.00
		BAS	672	100	672	16887	4728	OBSOL		0
		UOP	36	25	9	226	63	BUILDING		4,800

REC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE			

REC LUSE DESC ZONING FRONTAGE DEPTH UNITS TP ACRES PRICE AJ REASON AJ PRICE VALUE

Building 9

Duval County 2005 REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM 015403 0000  
 5-93 18-3S-25E 2.809 ADAMS, THOMAS W 100B2-5518- PAGE 9 OF 9  
 JACKSONVILLE HEIGHTS 4200 STACEY RD 5400 ARROW LA  
 PT W1/2 TRACT 1 RECD O/R 7643-1225 JACKSONVILLE, FL 32250 JACKSONVILLE 32222  
 (EX PT IN ST RD) BLK 2

STYLE 02	BLDG NO. 014									LAND VALUE	91,770
Bldg Use :	0203	MH ASSESSED NON-SOH								MISC VALUE	23,768
Ex-Wall 1:	0100	MINIMUM	12		BAS (720)					BLDG VALUE	49,000
Ex-Wall 2:	0000	N/A								CAMA VALUE	164,538
Roof Str :	03	GABLE OR HIP								VALUE BY	CAMA Mass Appr
Roof Cvr :	01	MINIMUM								ASSESS VAL	164,538
In-Wall 1:	0400	PLYWOOD PANEL								EXEMPT VAL	0
In-Wall 2:	0000	N/A								TAXABLE	164,538
Flr Cvr 1:	1400	CARPETING								SR EX VAL	0
Flr Cvr 2:	0000	N/A								SR TAXABLE	N/A
Heat Fuel:	04	ELECTRIC								APPRAISER	JAC20030604
Heat Type:	04	FORCED AIR DUCT								DATA	SAY19990331
Air Cond :	03	CENTRAL AIR								PROP USE	2893
Bed/Baths:	0310	03 BDRM-1.0 BTH								Tax Dist	GS
Stories :	001.0									NBHD	413723.01
Quality :	03	AVERAGE								L100 M100 B100 MF 1.00	
Hrs Spent:	00									EXEMPTIONS	
Minutes :	00										
Act Mo/Dy:	0000										
Act Yr Bt:	1971										
Eff Yr Bt:	1971										
Depr Tabl:	17										
Func Obs%:	00										
Econ Obs%:	00										
ObsrvCond:	N/A										
Obsrv %:	00										

BAS (L60D12R33FSP (D10R15U10L15) R27U12)

REC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
REC LUSE DESC		ZONING FRONTAGE	DEPTH	UNITS TP	ACRES	PRICE	AJ	REASON	AJ PRICE	VALUE

**2005 Property Record Card**

**Building 1**

Duval County 2005 REQUESTED BY: Z ZIPPERER RUN 10/04/2005 09:45 AM 015404 0000  
 5-93 18-3S-25E 9.772 ADAMS, THOMAS W 100B2-5518- PAGE 1 OF 1  
 JAX HEIGHTS 4200 STACEY RD  
 TRACT 2 BLK 2 JACKSONVILLE, FL 32250 JACKSONVILLE 32299

LAND VALUE 189,186  
 MISC VALUE 0  
 BLDG VALUE 0  
 CAMA VALUE 189,186  
 VALUE BY CAMA Mass Appr  
 ASSESS VAL 189,186  
 EXEMPT VAL 0  
 TAXABLE 189,186  
 SR EX VAL 0  
 SR TAXABLE N/A  
 APPRAISER DRM19990622  
 DATA 00000000  
 PROP USE 1000  
 Tax Dist GS  
 NBHD 413723.01  
 L100 M100 B100 MF 1.00  
 EXEMPTIONS  
 EFF AREA  
 SQFT RATE  
 POINTS  
 RCN  
 DEPR  
 OBSOL  
 BUILDING  
 BOOK PAGE DATE QS SALE PRC  
 06184 0662 081986 QV 12000  
 Deed Type: WDSA  
 06184 0660 041934 NV 100  
 Deed Type: WDCT  
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES :

REC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
				2								
											MISC TOTAL	0
REC	LUSE	DESC	ZONING	FRONTAGE	DEPTH	UNITS TP	ACRES	PRICE	AJ	REASON	AJ PRICE	VALUE
1	1000	VACANT COMMERCIAL	CO	.00	.00	251341 S	5.77	.75			.75	188506
2	9602	SWAMP	CO	.00	.00	4.00 A	4.00	170.00			170.00	680
											LAND TOTAL	189186