

DEPARTMENT OF VETERANS AFFAIRS
810 VERMONT AVE NW
WASHINGTON, DC 20420

Primary Site Address
1609 MORGANA RD
Jacksonville FL 32211

Official Record Book/Page
16626-01983

Title #
7410

1609 MORGANA RD

Property Detail

RE #	141876-0000
Tax District	GS
Property Use	0100 SINGLE FAMILY
# of Buildings	1
Legal Desc.	24-21 52-2S-27E ARLINGTON MANOR UNIT 06
Subdivision	02605 ARLINGTON MANOR UNIT 06
Total Area	9847

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). Property values, exemptions and other information listed as 'In Progress' are subject to change. These numbers are part of the 2014 working tax roll and will not be certified until October. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

	2013 Certified	2014 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$50,982.00	\$54,932.00
Extra Feature Value	\$836.00	\$895.00
Land Value (Market)	\$17,800.00	\$8,900.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$69,618.00	\$64,727.00
Assessed Value	\$69,618.00	\$64,727.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$69,618.00	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
16626-01983	12/9/2013	\$142,500.00	CT - Certificate of Title	Unqualified	Improved
16084-01541	9/19/2012	\$100.00	MS - Miscellaneous	Unqualified	Improved
11853-01900	6/1/2004	\$118,500.00	WD - Warranty Deed	Qualified	Improved
10764-00717	11/6/2002	\$95,000.00	WD - Warranty Deed	Qualified	Improved
10746-00207	10/31/2002	\$100.00	MS - Miscellaneous	Unqualified	Improved
09188-01614	1/13/1999	\$62,900.00	WD - Warranty Deed	Unqualified	Improved
05140-01056	6/11/1980	\$32,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CVPR2	Covered Patio	1	32	12	384.00	\$895.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	100.00	100.00	Common	100.00	Front Footage	\$8,900.00

Legal

LN	Legal Description
1	24-21 52-2S-27E
2	ARLINGTON MANOR UNIT 06
3	LOT 16

Buildings

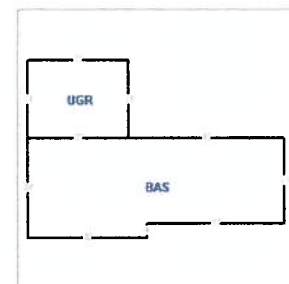
Building 1

Building 1 Site Address
1609 MORGANA RD
Jacksonville FL 32211

Building Type	0101 - SFR 1 STORY
Year Built	1955
Building Value	\$54,932.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1715	1715	1715
	567	0	255

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roofing Structure	3	3 Gable or Hip
Roofing Cover	4	4 Built Up or T & G
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 Conditioning	3	3 Central



Unfinished Garage			
Total	2282	1715	1970

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

2013 Notice of Proposed Property Taxes (Truth in Millage Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$69,618.00	\$0.00	\$69,618.00	\$1,002.70	\$803.06	\$710.85
Public Schools: By State Law	\$69,618.00	\$0.00	\$69,618.00	\$534.76	\$357.84	\$377.45
By Local Board	\$69,618.00	\$0.00	\$69,618.00	\$224.61	\$156.50	\$158.54
FL Inland Navigation Dist.	\$69,618.00	\$0.00	\$69,618.00	\$3.45	\$2.40	\$2.31
Water Mgmt Dist. SJRWMD	\$69,618.00	\$0.00	\$69,618.00	\$33.10	\$22.86	\$22.86
Gen Gov Voted	\$69,618.00	\$0.00	\$69,618.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$69,618.00	\$0.00	\$69,618.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,798.62	\$1,342.66	\$1,272.01
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$99,917.00	\$99,917.00	\$0.00	\$99,917.00		
Current Year	\$69,618.00	\$69,618.00	\$0.00	\$69,618.00		

Property Record Card (PRC)

The Property Appraiser's Office (PAO) provides historical property record cards (PRCs) online for 1995-2005. The PAO no longer maintains a certified PRC file due to changes in appraisal software; therefore, there are no PRCs available online from 2006 forward. You may print this page which provides the current property record. (Sections not needed can be minimized.) To print the past-year cards below, set your browser's Page Set Up for printing to Landscape.
[2005](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#) | [1998](#) | [1997](#) | [1996](#) | [1995](#)

More Information

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

Last Update: 6/30/2014 2:36:19 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.

To better serve property owners, homestead and other exemption-related liens filed by the Property Appraiser's Office are being added to Tax Collector's online database. These lien types may be researched at the Clerk of Court's website www.duvalclerk.com.

Account Number	Tax Type	Tax Year			
141876-0000	REAL ESTATE	2013			
Mailing Address ROBINSON ANDREW S ET AL ROBINSON CHRISTIAN PATRICK ET AL 3030 SE PINE ST APT 13 PORTLAND, OR 97214 Status Code:			Physical Address 1609 MORGANA RD 32211 GEO Number 141876-0000		
Exempt Amount		Taxable Value			
See below		See Below			
Exemption Detail		Millage Code	Escrow Code		
NO EXEMPTIONS		GS	000928		
<u>Legal Description</u> 1609 MORGANA RD 24-21 52-2S-27E ARLINGTON MANOR UNIT 06 LOT 16					
Lien Details					
Type	Number	Date	Due Amount		
Nuisance Lien	NBNL11007747	9/12/2011	\$677.00		
Nuisance Lien	NBNL11006181	6/22/2011	\$687.98		
Nuisance Lien	NBNL11002210	12/2/2010	\$597.47		
Nuisance Lien	NBNL10005514	7/29/2010	\$497.10		
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF JACKSONVILLE	11.4419	69,618	0	\$69,618	\$796.56
ST JOHNS RIVER WTR MGMT DIST	0.3283	69,618	0	\$69,618	\$22.86
FL INLAND NAVIGATION	0.0345	69,618	0	\$69,618	\$2.40
USD	0.0000	69,618	0	\$69,618	\$0.00
SCHOOLS	7.3880	69,618	0	\$69,618	\$514.34
Total Millage		19.1927	Total Taxes		\$1,336.16

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
SOLW	SOLIDWASTE	\$151.80
STMW	STORMWATER	\$60.00
Total Assessments		\$211.80
Taxes & Assessments		\$1,547.96
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Tax Year	Amount Paid
11/24/2013	PAYMENT	7135109.0001	2013	\$1,486.04

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

Lancaster, Voria
To Me, Prado, Robert

Today at 8:14 AM

Ms..Anania,

There has been 24 complaints on the subject property which is owned by the VA..

15 nuisance, 8 residential, and 1 zoning residential.

Respectfully,

V. Elaine Lancaster

Code Compliance Division Supervisor
Regulatory Compliance Department
214 North Hogan Street (Suite134)
Jacksonville Fl. 32202
Office (904) 255-7007
Fax (904) 588-0512
elainel@coj.net

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NOTICE

THIS PARCEL OF PROPERTY IS IN VIOLATION OF JACKSONVILLE ORDINANCE CODE, CHAPTER 518, PART 2, "IMPROVED OR UNIMPROVED LOTS AND EXTERIOR CONDITIONS OF RESIDENTIAL AND COMMERCIAL PROPERTIES."

TO: OWNER, CUSTODIAN, AGENT, LESSEE, TRUSTEE, AND OCCUPANT

- ☒ Nuisance vegetation exceeding 15 inches over majority of the parcel, or unintended growth of weeds, grass, underbrush or undergrowth, or other noxious vegetation (not including trees, plants or other vegetation protected by State law). (Chapter 518 202.1)
- ☐ Buildings, structures, premises or other places which provide uncontrolled breeding places, protection or shelter for rodents, vermin or other pests. (Chapter 518 202.2)
- ☐ Wholly or partially manmade pool, pond or other body of water, which tends to produce disease vectors, biting insects, pests or the like. (Chapter 518 202.3)
- ☒ Obstruction or diversion of the natural or artificial flow of water, whether by dams, blocks or other means, that tends to produce or results in the stagnation of water. (Chapter 518 202.4)
- ☒ Garbage, trash, rubbish and/or debris. (Chapter 518 202.5)
- ☐ Swimming pool where water quality or clarity is a threat to or endangerment to public health and safety due to lack of visibility of main drain grate and/or equipment (recirculation system or disinfection feeding equipment) is missing or not functioning. (Chapter 518 202.7)
- ☐ Unsecured vacant building or dwelling. (Chapter 518 202.8)
- ☐ Graffiti. (Chapter 518 202.9)
- ☐ An unsafe or unsanitary condition not included within the meaning of the other terms as used herein which endangers the public health, welfare or safety of the community. (Chapter 518 202.10)
- ☐ Specifically: _____
- ☐ Abandoned personal property of dispossessed residents. Any owner who physically retakes possession of property through eviction, foreclosure, or other means and removes personal items of the previous resident from the property shall place such items in the designated trash collection area of the property; or, if there is no such area and the owner must place such items on the curb, all loose items, with the exception of furniture, shall be placed in trash receptacles or in boxes or bags and stacked neatly on the curb in accordance with Chapter 382 of the Ordinance Code.

Conditions cited above must be terminated/abated/corrected within 15 days of the date of this notice.

Appeals of this notice must be made in writing within 15 days from the date of this notice and may be submitted to the Building Codes Adjustment Board. Forms for such an appeal may be obtained from the Municipal Code Compliance Division. A \$10.00 filing fee must be paid by check or money order and submitted in person at the Municipal Code Compliance Division with the completed appeal form. Payments will not be accepted by mail.

If the condition(s) is/are not terminated within 15 days from the date of this notice, or no written request for appeal has been received within 15 days from the date of this notice, such condition(s) may be terminated by the City, and the City will file a special assessment lien against the property for the total costs thereof. In addition, the owner, custodian, agent, lessee, trustee and/or occupant are subject to prosecution for violation of Jacksonville Ordinance Code, Chapter 518. Notwithstanding these actions, the City of Jacksonville also reserves the right to proceed with an action foreclosing against subject property or to hold the owner of the property personally liable for the cost of correcting the offending conditions.

Date:

Officer:

Phone: (904) 255-

Refer to Property Address or Case File Number:

Municipal Code Compliance Division
Edward Ball Building
214 North Hogan Street, 1st Floor
Jacksonville, Florida 32202
(904) 255-7000

DO NOT REMOVE THIS SIGN FROM THE PROPERTY UNTIL VIOLATION(S) HAVE BEEN TERMINATED













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