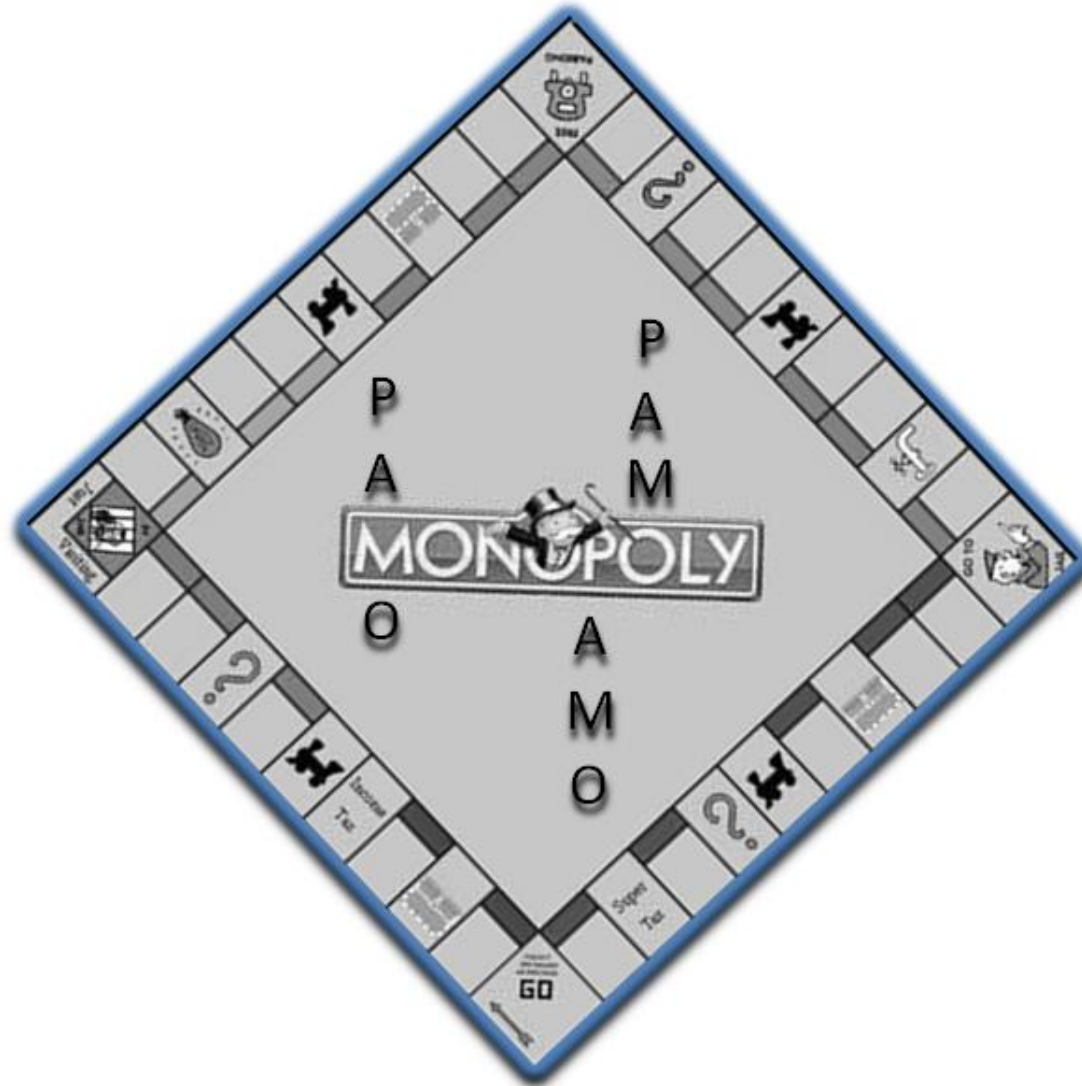


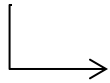
PAMO – Annual Report 2014



Background

- Perception

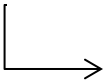
- The city owns many high value under-utilized assets
- The city does not have an inventory of these assets
- City agencies are Not working to optimize these assets



- RFP Route
 - Multi-million, Multi-year project to address problem

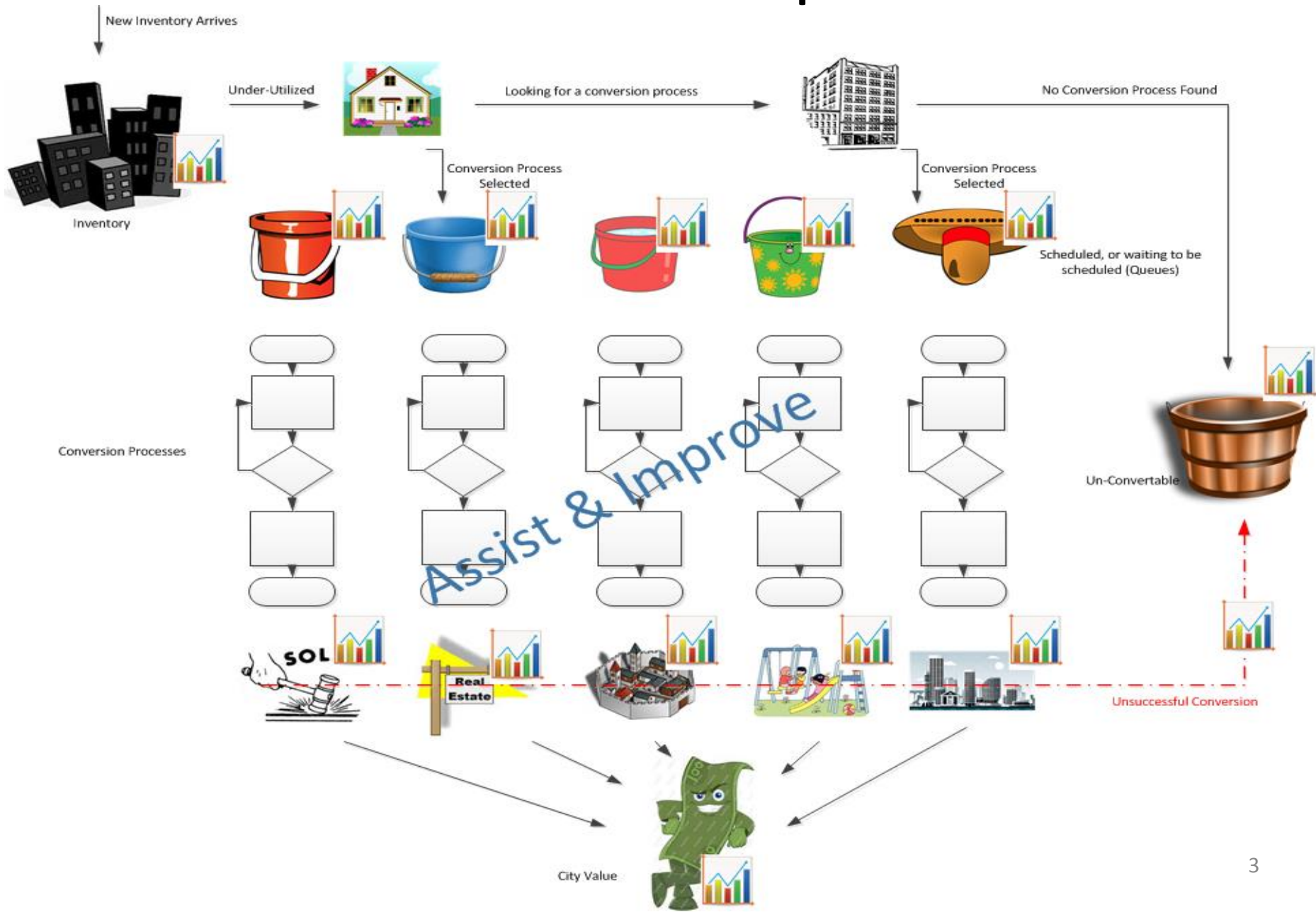
- Reality

- Few under-utilized assets
- An accurate inventory is maintained
- Several departments responsible for property optimization (OED, DIA, HCDD, Parks, Real Estate)

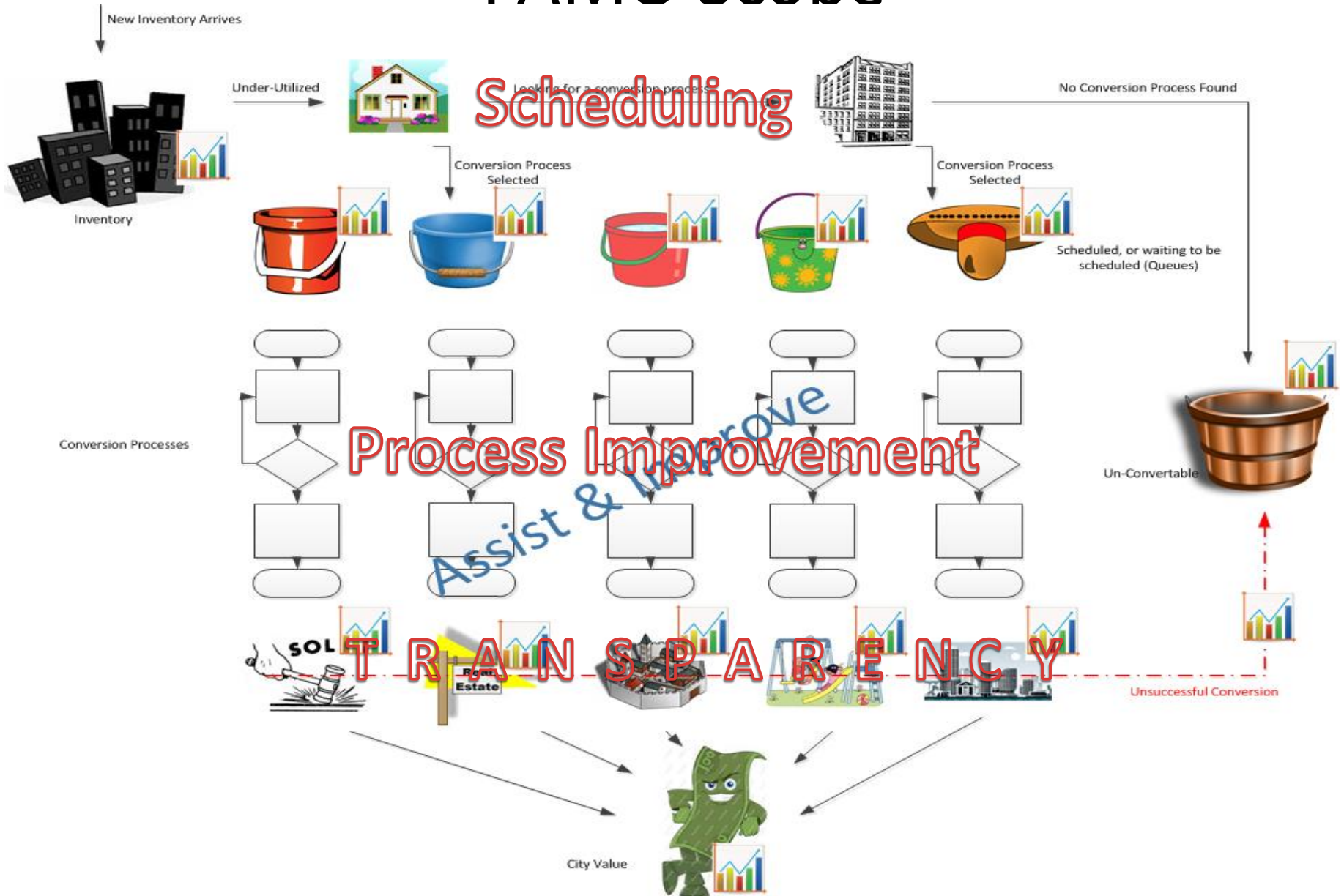


- New Scope
 - Transparency – Incorrect “perception” result of limited visibility into inventory and optimization activities
 - Process Improvement – Current processes need streamlining and enhancement
 - Scheduling – Optimization should be managed across various departments
 - ❖ Leverage what we have
 - ❖ Complete in 2014

PAMO Scope



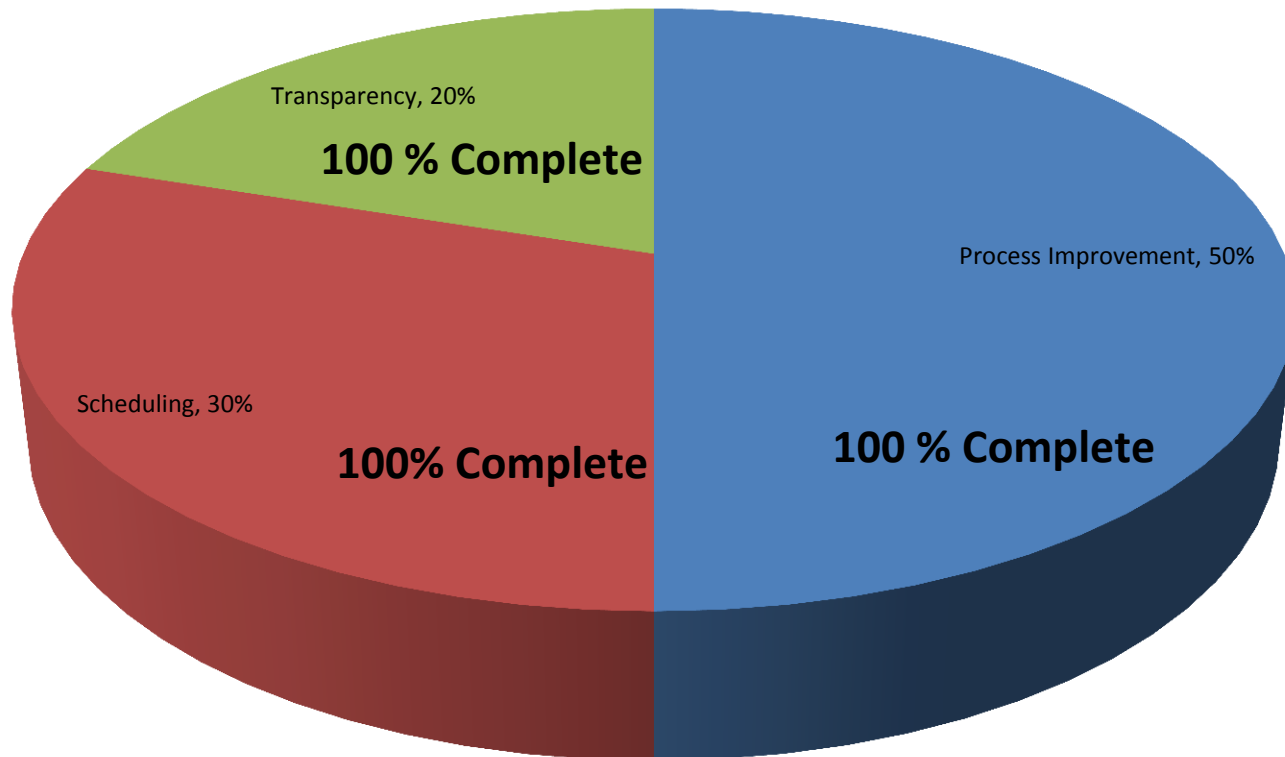
PAMO Scope



PAMO Team

KAREN NASRALLAH	Office of Economic Development
ALEXANDRA RUDZINSKI	Office of Economic Development
MICHAEL THOMAS	Office of Economic Development
GUY PAROLA	Downtown Investment Authority
KENNY LOGSDON	Housing & Community Development
JOE NAMEY	Real Estate
JOHN JONES	Real Estate
SHERRY WILSON	Parks and Recreation
SANDRA STOCKWELL	Office of General Counsel
WADE MCARTHUR	Office of General Counsel
DEBBIE DELGADO	Public Affairs
LISA GOLDMAN	Information Technology
JIM ROBINSON	Sponsor - Public Works
BOB STOLP	Project Manager – Public Works

PAMO Project Status



Process Improvement

- 22 Recommendations
- Use the PAMO team to centrally manage under-utilized property and provide transparency into various city agency optimization efforts
 - An executive order has been issued to acknowledge the official status of PAMO
- Several Municipal Code 122 changes pertaining to the disposition of property
- Simplification of processes both internally and externally for property owners/buyers/developers
- Changes to property marketing processes

Definitions



Notes

- Under-Utilized – Property has potential to bring higher city value than currently delivered. (PAMO property)
- Optimized – Property positioned to bring highest possible city value
- Circulation – Notify all areas of city to determine if the property should be...
 - Reserved – The property has strategic value and should be optimized to fulfill the strategy
 - Real Estate – The property has no strategic value and should be sold to the highest bidder
- Held – Property can not progress through the PAMO process. Someone is assigned to resolve the “hold”.
- Assigned – Department responsible for optimization

Notes

Total Annual Cost is made up of lost tax revenue, plus building maintenance, plus land maintenance, plus liability, plus replacement cost premiums.

- The rate for mowing is \$125 per acre and is done 8 times per year.
- Building maintenance is an average of the past two full year utility bills and bldg costs.
- The rate for liability insurance is the annual payout of liability claims / the number of acres the city owns. In 2013 this was approximately \$1,531,000 in claims / 33693 acres owned.
- The rate for taxes is \$11.4419 for every \$1000 of value plus another \$7.388 for each \$1000 of value for the schools.
- The rate for replacement costs includes totaling the value of the buildings plus the value of the contents of the buildings, plus the PIP (outside equipment) value then multiplied by .1829 (from 2014) to get an annual premium amount. Only larger buildings will have a replacement value.

R.E. Adjusted values are adjusted by Real Estate, or when Tax Reverted, Condemnation, or Foreclosed and less than \$100,000 assessed and not Downtown, the value is 25% of assessed value on vacant land.

Inventory



Government Owned



Government	Tot Market	Sum of Acres
CITY OF ATLANTIC BEACH	\$15,153,006	404
CITY OF JACKSONVILLE	\$1,587,324,980	33,648
CITY OF JACKSONVILLE	\$6,094,069	19
CITY OF JACKSONVILLE	\$88	1
CITY OF JACKSONVILLE ET AL	\$763,648	2,477
CITY OF JACKSONVILLE PRESERVATION PROJECT	\$255,050	100
CITY OF JACKSONVILLE BEACH	\$104,031,988	433
CITY OF NEPTUNE BEACH	\$4,714,460	43
DUVAL COUNTY	\$3,261,330	57
DUVAL COUNTY ARMORY	\$3,624,195	2
DUVAL COUNTY HOSPITAL AUTHORITY	\$66,530,798	25
DUVAL COUNTY RESEARCH AND DEVELOPMENT AUTHORITY	\$22,940,766	190
DUVAL COUNTY SCHOOL BOARD	\$903,484,739	3,538
JACKSONVILLE AIRPORT AUTHORITY	\$155,542,668	11,008
JACKSONVILLE AIRPORT AUTHORITY LESSOR	\$1,269,082	2
JACKSONVILLE AVIATION AUTHORITY	\$184,566,182	6,024
JACKSONVILLE ELECTRIC AUTHORITY	\$406,661,718	9,872
JACKSONVILLE HOUSING AUTHORITY	\$99,968,675	252
JACKSONVILLE POLICE AND FIRE PENSION FUND BOARD OF	\$5,854,408	1
JACKSONVILLE PORT AUTHORITY	\$349,456,683	2,533
JACKSONVILLE SHERIFFS OFFICE	\$22,279	1
JACKSONVILLE TRANSPORTATION AUTHORITY	\$92,690,549	832
SECRETARY OF THE DEPARTMENT OF VETERANS AFFAIRS	\$387,141	2
SECRETARY OF THE DEPARTMENT OF HOUSING	\$1,280,159	5
ST JOHNS RIVER WATER MANAGEMENT DISTRICT	\$43,523,015	12,419
STATE OF FLORIDA	\$9,346	21
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	\$56,832,066	1,056
STATE OF FLORIDA GAME & FRESH WATER FISH COMMISSIO	\$64,450	302
STATE OF FLORIDA INLAND NAVIGATION	\$2,763,970	474
U S A	\$60,437,271	1,814
U S A AIR BASE	\$538,342,999	3,511
UNITED STATES NAVY	\$30,920,178	393
UNITED STATES COAST GUARD COMMANDANT	\$1,629,172	2
UNITED STATES GOVERNMENT	\$26,136	1
UNITED STATES OF AMERICA	\$199,146,849	11,676
UNITED STATES OF AMERICA NATIONAL PARK SERVICE	\$624,514	3
UNITED STATES POSTAL SERVICE	\$31,205,085	76
Grand Total	\$4,981,403,712	103,216

City of Jax



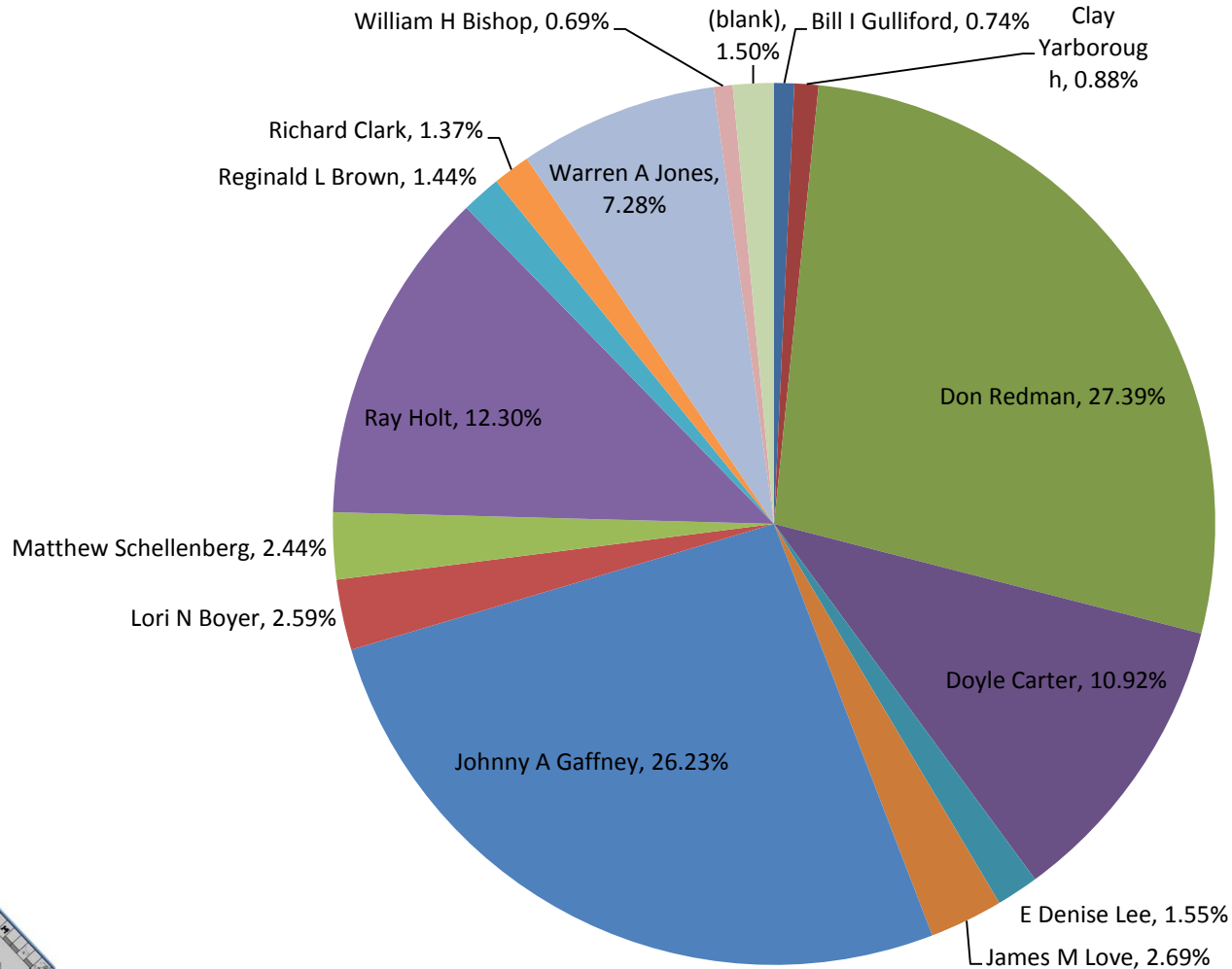
Description	Properties	Tot Acres	Buildings	Tot Market
VACANT RESIDENTIAL	4	52.32	1	\$866,715
BILLBOARD SITE S	1	0	0	\$5,600
BORROW PIT & DRAIN RESERV	15	55.92	0	\$25,327
BUSINESS PARK 1	29	208.49	8	\$8,560,085
CENTRALLY ASSESSED	1	1.32	0	\$18,600
COMM/RES/OFF	108	66.75	18	\$27,726,418
COMMERCIAL	168	231.24	34	\$399,429,262
COMMERCIAL WATERFRONT	4	31.26	7	\$4,628,446
CONSERVATION EASEMENT	55	4834.16	3	\$2,579,419
EXCESS LAND	10	10.88	0	\$36,289
HEAVY INDUSTRIAL	9	15.03	5	\$2,735,232
IMPROVEMENT ONLY	1	0	1	\$164,266
INSTITUTIONAL	492	8889.95	564	\$658,236,415
INSTITUTIONAL WATERFRONT	3	11.55	2	\$22,313,792
ISLAND	5	240.86	0	\$176,077
JURISDICTIONAL WETLANDS	6	10.24	0	\$3,359
LANDFILLS & DUMPS SOH	5	388.12	1	\$1,902,805
LEASEHOLD INTEREST	3	75.87	30	\$3,207,903
LIGHT INDUSTRIAL	78	92.63	3	\$5,378,673
LOCALLY ASSESSED	1	0.54	0	\$11,916
MARSH	10	188.19	0	\$31,898
MH LD 3-7 UNITS PER AC	3	1.36	2	\$85,601
MH MD 8-19 UNITS PER AC	1	2.08	0	\$10,500
MIXED-USE PREDOM COMMERCIAL	37	3996.92	107	\$94,173,409
MIXED-USE PREDOM RES	6	81.13	1	\$1,408,792
MOBILE HOME PARK	1	3.04	0	\$106,050
OFFICE	11	15.75	3	\$3,219,400
PARK	23	76.77	11	\$389,601
PRIVATE EASEMENTS	3	2.28	0	\$3,286
Residential	909	8832.94	90	\$96,642,644
RETENTION POND	139	277.9	0	\$1,361,430
RIGHT-OF-WAY & STS	125	135.28	0	\$1,640,951
ROS / PARK / REC	98	4861.98	60	\$237,794,109
ROS / PARK / REC WATERFRONT	2	55.32	0	\$2,027,133
SALT WATER MARSH	12	168.32	0	\$34,275
SUBMERGED LAND	8	9.8	0	\$194,173
SWAMP	23	162.7	0	\$51,568
TNP/Natural	1	246.98	0	\$3,798,300
TPP/Planted	2	1576.9	4	\$14,600,949
UTILITY	181	108.53	33	\$2,976,989
WASTE LAND	202	181.27	1	\$639,554
Grand Total	2795	36202.57	989	\$1,599,197,211

City of Jax Property Owned by District

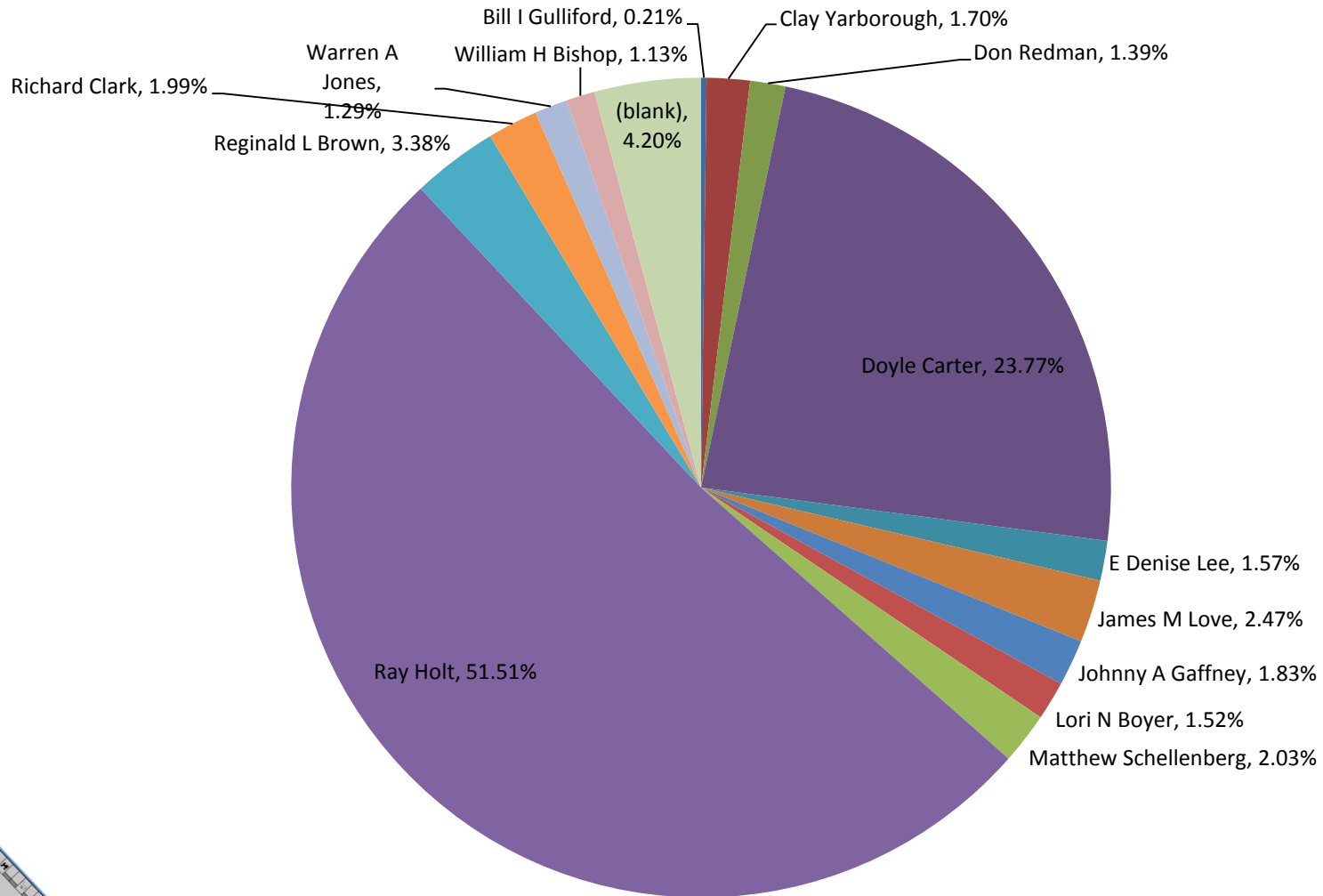
District	Tot Market	Ash Site Count	Sum of Acres
Bill I Gulliford	\$11,764,168		77.58
Clay Yarborough	\$14,070,833		614.61
Don Redman	\$437,979,104		504.7
Doyle Carter	\$174,603,850		8605.38
E Denise Lee	\$24,711,552	27	567.74
James M Love	\$43,048,511		895.29
Johnny A Gaffney	\$419,516,951	23	660.71
Lori N Boyer	\$41,379,909		551.19
Matthew Schellenberg	\$39,065,294		736.21
Ray Holt	\$196,659,974		18648.86
Reginald L Brown	\$23,071,708	7	1225.27
Richard Clark	\$21,908,871		719.24
Warren A Jones	\$116,407,406	127	468.12
William H Bishop	\$11,047,298		408.25
(blank)	\$23,961,782		1519.42
Grand Total	\$1,599,197,211	184	36202.57



Market Value as % of District



Acres as % of all COJ



Parks

Parks	Sum of Acres
PARK/REC	3844.96
CITY OF ATLANTIC BEACH	
Bill I Gulliford	26.02
CITY OF JACKSONVILLE	
Clay Yarborough	257.04
Don Redman	68.12
Doyle Carter	125.15
E Denise Lee	111.14
James M Love	246.82
Johnny A Gaffney	104.12
Lori N Boyer	187.97
Matthew Schellenberg	519.9
Ray Holt	904.35
Reginald L Brown	223.69
Richard Clark	164.73
Warren A Jones	109.58
William H Bishop	229.51
CITY OF JACKSONVILLE BEACH	
Bill I Gulliford	16.42
CITY OF NEPTUNE BEACH	
Bill I Gulliford	0.12
DUVAL COUNTY	
Bill I Gulliford	5.28
Clay Yarborough	19.16
Don Redman	0.52
Lori N Boyer	2.1
Ray Holt	4.04
William H Bishop	10.41
JACKSONVILLE TRANSPORTATION AUTHORITY	
Ray Holt	3.1
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	
Ray Holt	65.6
U S A	
Clay Yarborough	2.97
UNITED STATES GOVERNMENT	
Ray Holt	1.2
UNITED STATES OF AMERICA	
Clay Yarborough	21.8
James M Love	357.22
Ray Holt	56.88
Grand Total	3844.96



Schools by District

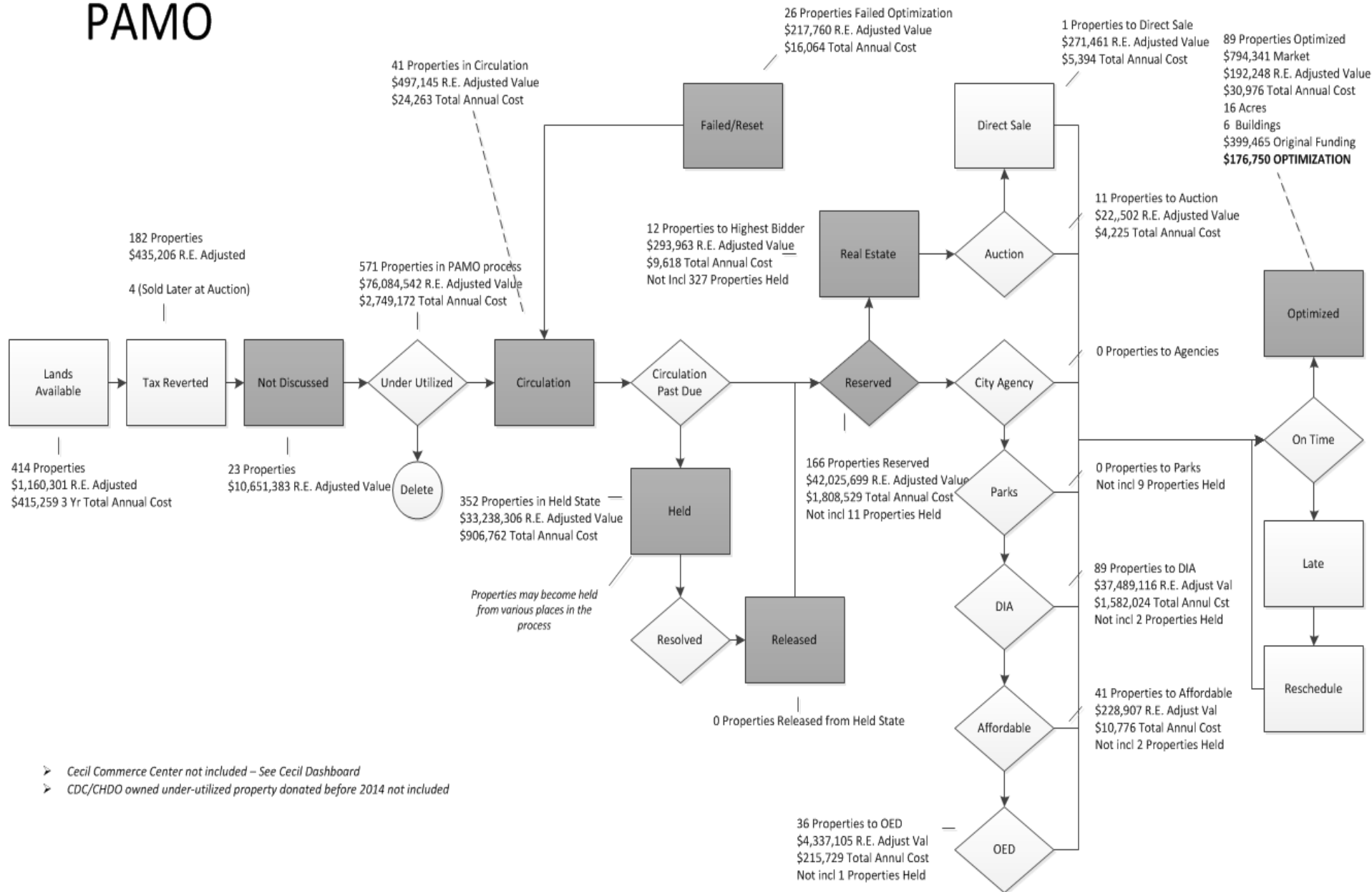
Schools	Count of RE
Bill I Gulliford	11
Clay Yarborough	9
Don Redman	10
Doyle Carter	13
E Denise Lee	15
James M Love	12
Johnny A Gaffney	21
Lori N Boyer	7
Matthew Schellenberg	6
Ray Holt	16
Reginald L Brown	17
Richard Clark	6
Warren A Jones	21
William H Bishop	8
Grand Total	172



PAMO - Overview



PAMO



- Cecil Commerce Center not included – See Cecil Dashboard
- CDC/CHDO owned under-utilized property donated before 2014 not included

PAMO – Overview

Input

- 414 Properties now on Lands Available
- 182 Properties moved from Lands Available to Real Estate as under-utilized property through Tax Reversion in 2014 and are at various stages of optimization
- 0 Other Properties were added in 2014 through acquisition/donation that are considered under-utilized



PAMO – Overview

PAMO Process

- 23 Properties have been identified as potentially under-utilized and are waiting to go through the PAMO process
- 571 Properties are in the PAMO process currently
- 89 Properties have been optimized by the PAMO process in 2014

Total PAMO Properties = 683



PAMO - Overview

- \$1.7M new property (Input) was added to the PAMO process in 2014 (182 Escheated properties)
- \$10.9M properties have been identified as under-utilized waiting to be discussed at PAMO (23 Not Discussed)
- \$80.2M properties are under-utilized and moving through the PAMO process (571 currently in PAMO)
- \$.7M properties were optimized in 2014 (89 Optimized)

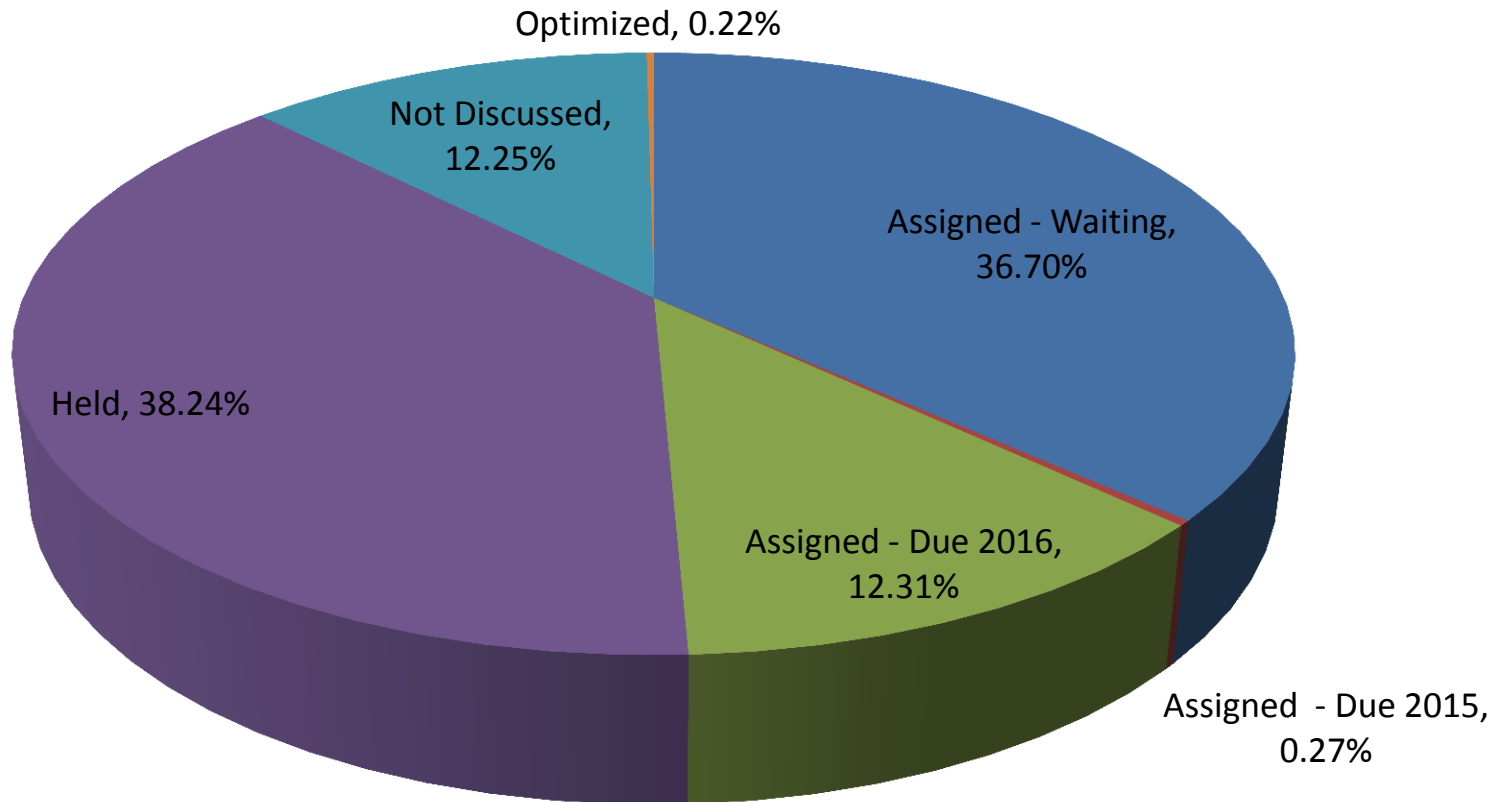
Total PAMO Properties = \$91.8M
Less than 1 % Optimized in 2014

* Numbers do not include Cecil Commerce Center



PAMO Dashboard

Status as % of R.E. Adjusted Value



Lands Available



Number of Properties in each District by Escheatment Date

Count of RE	Districts												
Escheats	10	11	12	14	2	4	5	6	7	8	9		Grand Total
2015													
Qtr1	1	2									1		4
Qtr2	3		2						1	1	9		16
Qtr3	47	2	3	2	1	1	3			47	66	29	201
2016													
Qtr1	1									3	2	8	14
Qtr2	2										2	1	5
Qtr3		1		1		1	1			5	3	3	15
Qtr4										2	1	7	10
2017													
Qtr1	3	1					2			16	9	9	40
Qtr2	12	1					1			32	29	24	99
Qtr3	2		1				1			2	1	3	10
Grand Total	71	7	6	3	1	2	8	1		108	122	85	414



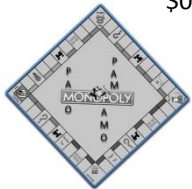
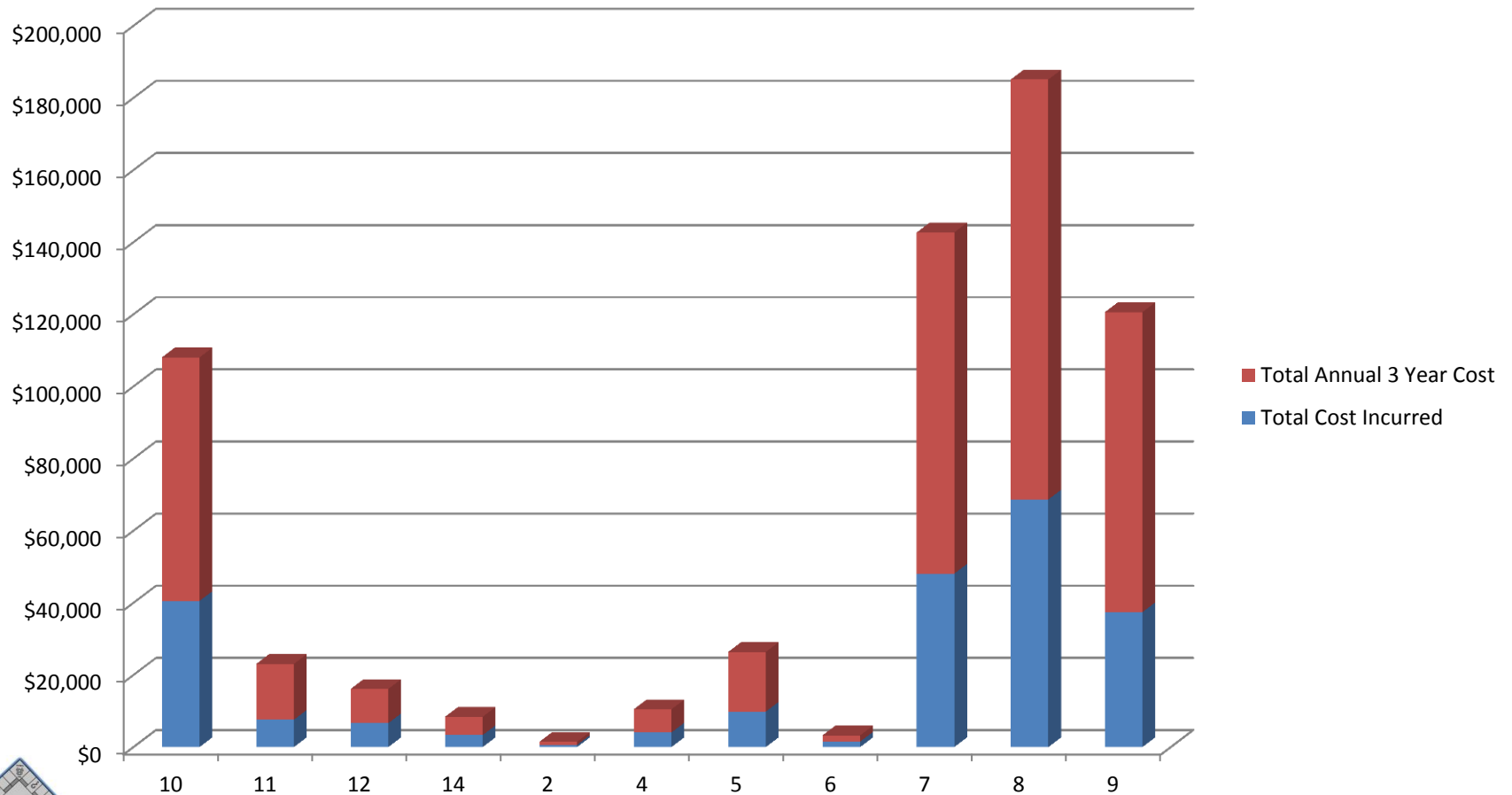
Market Value of Property on Lands Available by Escheatment Date

Sum of Market Escheats	Districts											
	10	11	12	14	2	4	5	6	7	8	9	Grand Total
2015												
Qtr1	\$6,390	\$26,754									\$12,611	\$45,755
Qtr2	\$82,149		\$15,598					\$65,000	\$79,091	\$83,358		\$325,196
Qtr3	\$415,840	\$21,887	\$81,976	\$58,815	\$7,275	\$63,254	\$91,011		\$442,759	\$565,131	\$206,096	\$1,954,044
2016												
Qtr1	\$47,818								\$45,576	\$24,668	\$131,719	\$249,781
Qtr2	\$92,366									\$79,715	\$2,600	\$174,681
Qtr3		\$12,645		\$18,179		\$32,100	\$9,275		\$17,974	\$23,330	\$71,106	\$184,609
Qtr4									\$55,436	\$58,111	\$225,527	\$339,074
2017												
Qtr1	\$21,601	\$13,703					\$42,810		\$129,233	\$73,518	\$63,451	\$344,316
Qtr2	\$85,179	\$26,016					\$4,830		\$241,970	\$190,335	\$186,921	\$735,251
Qtr3	\$52,760		\$10,000				\$39,200		\$86,561	\$46,202	\$53,775	\$288,498
Grand Total	\$804,103	\$101,005	\$107,574	\$76,994	\$7,275	\$95,354	\$187,126	\$65,000	\$1,098,600	\$1,144,368	\$953,806	\$4,641,205



Total Annual Cost of Property on Lands Available

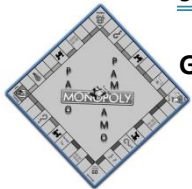
(incl. Lost tax revenue, building maintenance, land maintenance, liability and replacement premiums)



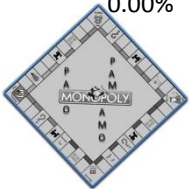
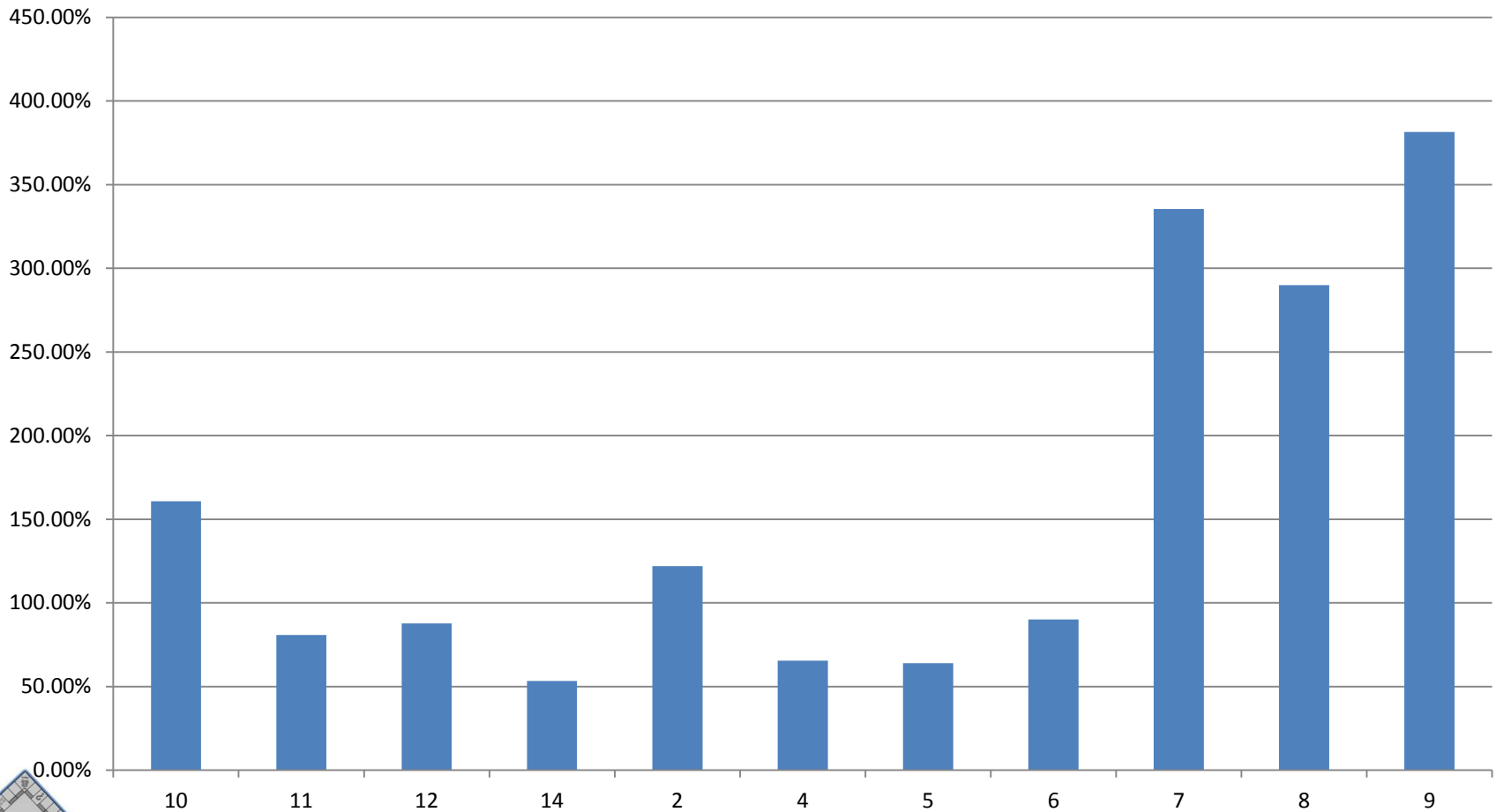
Total Annual Cost of Property on Lands Available

(incl. Lost tax revenue, building maintenance, land maintenance, liability and replacement premiums)

Districts	Total Cost Incurred	Total Annual 3 Year Cost
10	\$40,533	\$67,512
11	\$7,584	\$15,462
12	\$6,640	\$9,470
14	\$3,323	\$5,067
2	\$628	\$838
4	\$4,056	\$6,418
5	\$9,842	\$16,528
6	\$1,526	\$1,717
7	\$48,102	\$94,591
8	\$68,662	\$116,443
9	\$37,433	\$83,161
Grand Total	\$228,329	\$417,206



Average Cost to Buy Property from Lands Available as % of Market Price by District



Average Cost to Buy Property from Lands Available as % of Market Price by District

Row Labels	Cost as % Of Market	Cost as % Of Adj.(25%)Market	Count of RE
10	160.72%	642.85%	71
11	80.86%	323.71%	7
12	87.67%	350.17%	6
14	53.33%	213.00%	3
2	122.00%	489.00%	1
4	65.50%	262.00%	2
5	63.88%	255.88%	8
6	90.00%	360.00%	1
7	335.48%	1341.81%	108
8	289.90%	1159.62%	122
9	381.42%	1526.09%	86



Tax Reverted in 2014 by District

District	Sum of Market	Sum of 25% Market	Count of RE
1	\$2,640	\$660	1
10	\$317,199	\$79,300	23
11	\$84,674	\$21,169	5
2	\$2,425	\$606	2
3	\$316	\$79	1
4	\$113,872	\$28,468	3
5	\$19,609	\$4,902	3
7	\$403,904	\$100,976	54
8	\$317,299	\$79,325	38
9	\$450,827	\$112,707	50
12	\$28,062	\$7,016	2
Grand Total	\$1,740,827	\$435,207	182



Lands Available

- 3 years to move through Lands Available
- \$4.6M market value on Lands Available
- \$3.7M liens on Lands Available

Sales in 2014 from Lands Available

\$51,000 in revenue from liens and sales or

\$1.1M expected income from all property on Lands Available after escheatment

PAMO Management - HCDD

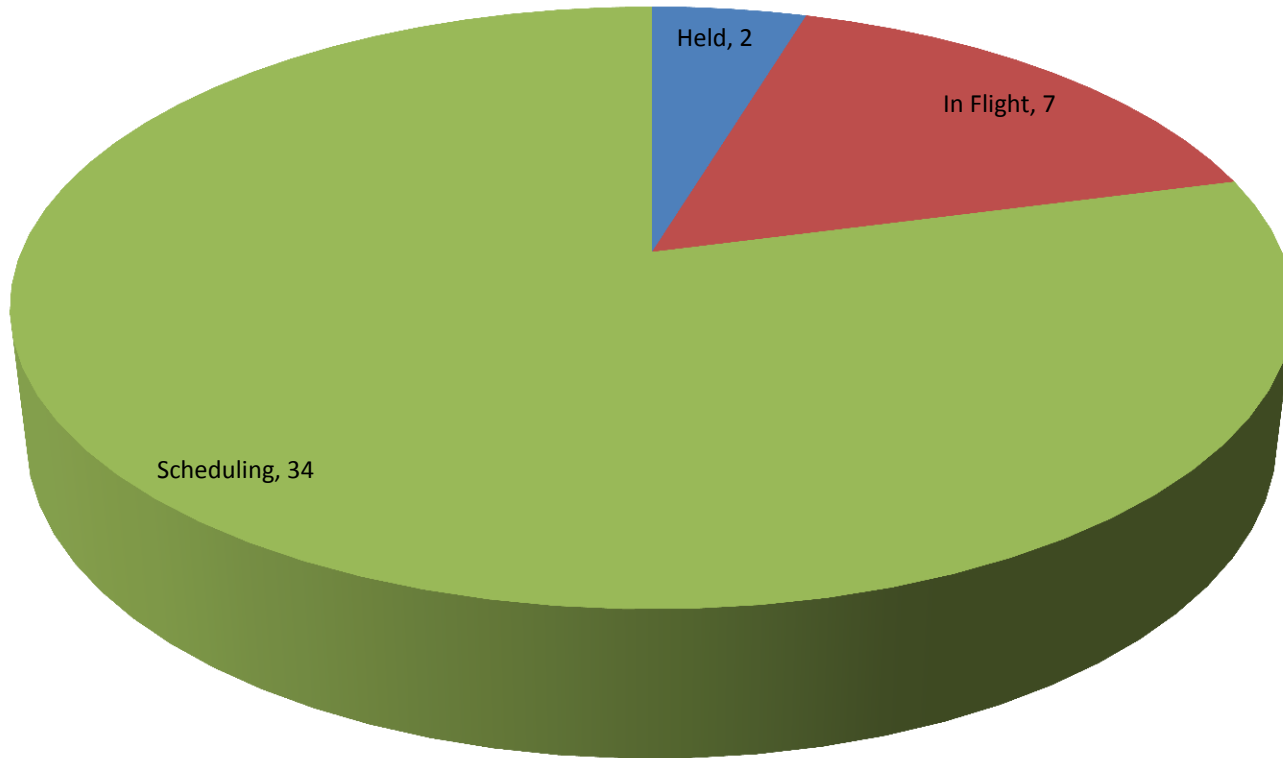


HCDD Status

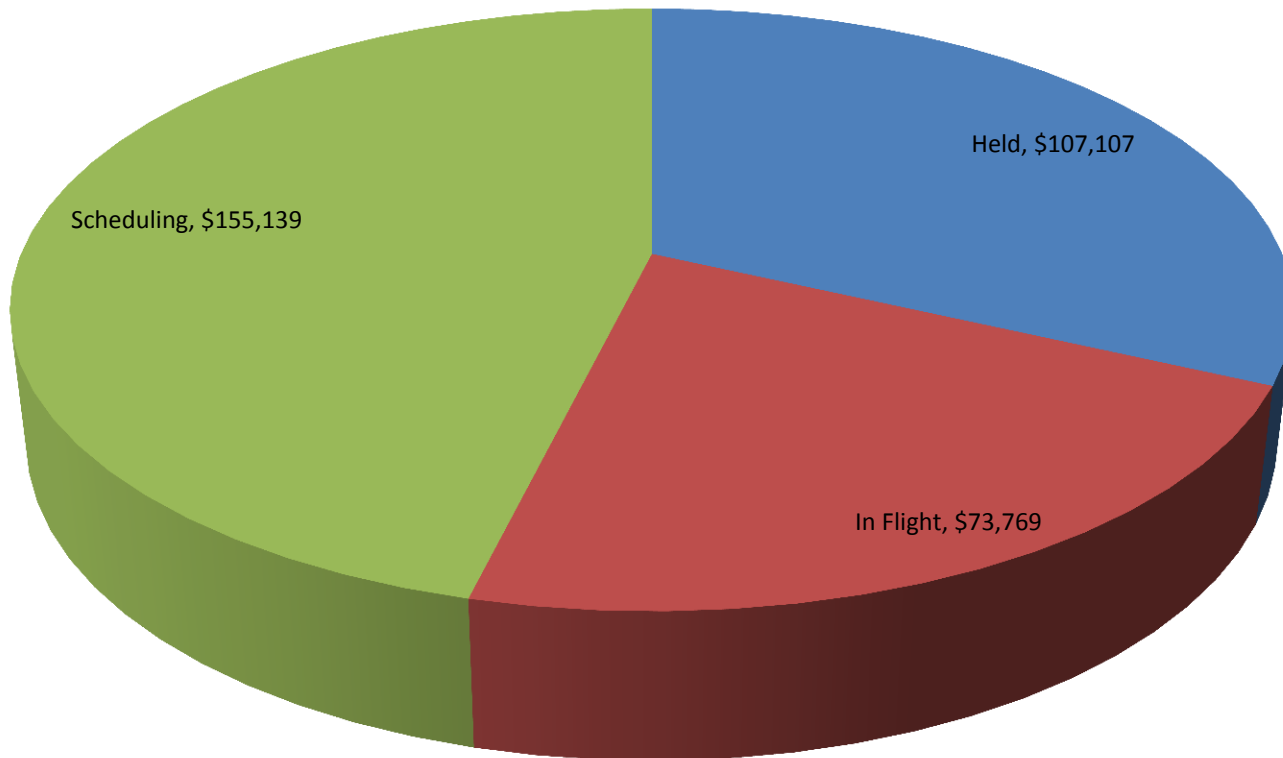
HCDD	R.E. Adjusted	Count of RE	Tot Annual Cost
Held	\$107,107	2	\$2,445
In Flight	\$73,769	7	\$2,647
Scheduling	\$155,139	34	\$8,129
Grand Total	\$336,014	43	\$13,222



HCDD Status by Property Count



HCDD Status by R.E. Adjusted Value



HCDD Schedule

HCDD Schedule	Count of RE	R.E. Adjusted
2015		
Qtr1	2	\$39,964
2016		
Qtr1	4	\$33,287
Qtr2	1	\$518
Grand Total	7	\$73,769



HCDD Re-Directed Property

Current State of "Re-Directed"		
HCDD Property	Circulation Held	
0 FLORENCE ST	\$4,061	
0 N DAVIS ST		\$5,719
0 NASH RD	\$1,182	
0 NOTTER AVE		\$1,391
0 THORDEN RD	\$228	
0 W 1ST ST	\$886	
0 W 20TH ST	\$563	
0 W 4TH ST		\$2,026
1312 N DAVIS ST		\$2,438
1318 N DAVIS ST		\$1,094
1850 N MAIN ST		\$150,000
2050 WRIGHT AVE	\$4,638	
3417 PEARL ST	\$2,989	
5824 W LEGRANDE ST	\$2,420	
618 E 30TH ST	\$890	
624 E 30TH ST	\$890	
630 E 30TH ST	\$2,670	
725 E 56TH ST	\$1,363	
7920 TARLING AVE	\$1,924	
Grand Total	\$24,701	\$162,667



CDC Not Optimized

CDC Not Optimized	Sum of Market	Sum of OpenLiens
0 ARDOON ST	\$6,098	\$1,843
0 AVALON ST	\$7,976	
0 BASSWOOD ST	\$5,562	
0 BRICK RD	\$70	
0 BRONSON LN	\$6,069	
0 GRANT AVE	\$26,701	
0 KENMORE ST	\$4,450	\$3,043
0 PALMETTO ST	\$2,970	\$402
0 PERRY ST	\$5,812	\$527
0 SPEARING ST	\$4,850	\$13,425
0 W 10TH ST	\$4,678	\$11,202
0 W 18TH ST	\$4,450	\$7,334
0 W 19TH ST	\$4,450	
0 W 23RD ST	\$2,225	
0 W 34TH ST	\$4,450	\$2,922
1120 MAYNARD ST	\$5,518	
1171 W 23RD ST	\$3,338	\$3,167
1992 W 20TH ST	\$2,403	\$742
1994 W 20TH ST	\$2,403	\$274
2030 TALLADEGA RD	\$53,844	
2053 W 16TH ST	\$31,582	
825 DIXON ST	\$31,783	
Grand Total	\$221,682	\$44,881



CDC – In-Flight Tracked by HCDD

CDC Properties (Declared by HCDD)	Count of RE
Johnny A Gaffney	2
Community Development Coalition Corporation	1
Operation New Hope	1
Reginald L Brown	2
Wealth Watchers	2
Warren A Jones	3
Community Development Coalition Corporation	1
Northwest Jacksonville Community Development	2
Grand Total	7



CDC Schedule

CDC Schedule				
	2015	2016		Grand Total
	Qtr1	Qtr1	Qtr2	
Community Development Coalition Corporation		2		2
Northwest Jacksonville Community Development	2			2
Operation New Hope			1	1
Wealth Watchers		2		2
Grand Total	2	4	1	7



HCDD

Optimized Property

HCDD has not optimized any property



PAMO Management - Held



Held Property Cost Summary by Reason and District

Reason/Council	Count of RE	Tot Annual Cost	Tot Market	R.E. Adjusted	Incurred Cost of Hold	Cost / Day
City Council	329	\$156,406	\$2,872,010	\$701,503	\$793,363	\$425
Don Redman	2	\$49,093	\$355,121	\$88,780	\$581,108	\$134
Doyle Carter	4	\$11,384	\$108,509	\$25,863	\$52,829	\$31
E Denise Lee	122	\$36,800	\$792,784	\$195,808	\$87,773	\$106
Johnny A Gaffney	50	\$9,878	\$335,162	\$81,162	\$5,577	\$21
Lori N Boyer	2	\$841	\$39,613	\$9,903	\$1,138	\$2
Reginald L Brown	68	\$26,002	\$577,114	\$140,181	\$41,089	\$70
Warren A Jones	81	\$22,408	\$663,707	\$159,805	\$23,851	\$61
Environmental	9	\$607,092	\$29,665,261	\$29,368,011	\$251,578	\$1,662
Johnny A Gaffney	9	\$607,092	\$29,665,261	\$29,368,011	\$251,578	\$1,662
Squatter	4	\$4,301	\$215,254	\$152,064	\$1,174	\$11
Don Redman	1	\$1,024	\$70,008	\$6,818	\$85	\$3
E Denise Lee	1	\$1,262	\$53,137	\$53,137	\$526	\$3
Johnny A Gaffney	1	\$832	\$38,139	\$38,139	\$69	\$2
Warren A Jones	1	\$1,183	\$53,970	\$53,970	\$493	\$3
Title	1	\$209	\$5,562	\$1,391	\$87	\$1
Johnny A Gaffney	1	\$209	\$5,562	\$1,391	\$87	\$1
Funding	9	\$138,753	\$3,121,075	\$3,015,339	\$0	\$380
Don Redman	3	\$109,480	\$2,325,602	\$2,297,283	\$0	\$300
William H Bishop	6	\$29,274	\$795,473	\$718,056	\$0	\$80
Grand Total	352	\$906,762	\$35,879,162	\$33,238,306	\$1,046,202	\$2,479



Held Property Cost Summary by District

District	Count of RE	Tot Annual Cost	Tot Market	R.E. Adjusted	Incurred Cost of Hold	Cost / Day
Don Redman	6	\$159,596	\$2,750,731	\$2,392,881	\$581,193	\$437
Doyle Carter	4	\$11,384	\$108,509	\$25,863	\$52,829	\$31
E Denise Lee	123	\$38,061	\$845,921	\$248,945	\$88,298	\$109
Johnny A Gaffney	61	\$618,012	\$30,044,124	\$29,488,702	\$257,312	\$1,686
Lori N Boyer	2	\$841	\$39,613	\$9,903	\$1,138	\$2
Reginald L Brown	68	\$26,002	\$577,114	\$140,181	\$41,089	\$70
Warren A Jones	82	\$23,592	\$717,677	\$213,775	\$24,344	\$64
William H Bishop	6	\$29,274	\$795,473	\$718,056	\$0	\$80
Grand Total	352	\$906,762	\$35,879,162	\$33,238,306	\$1,046,202	\$2,479

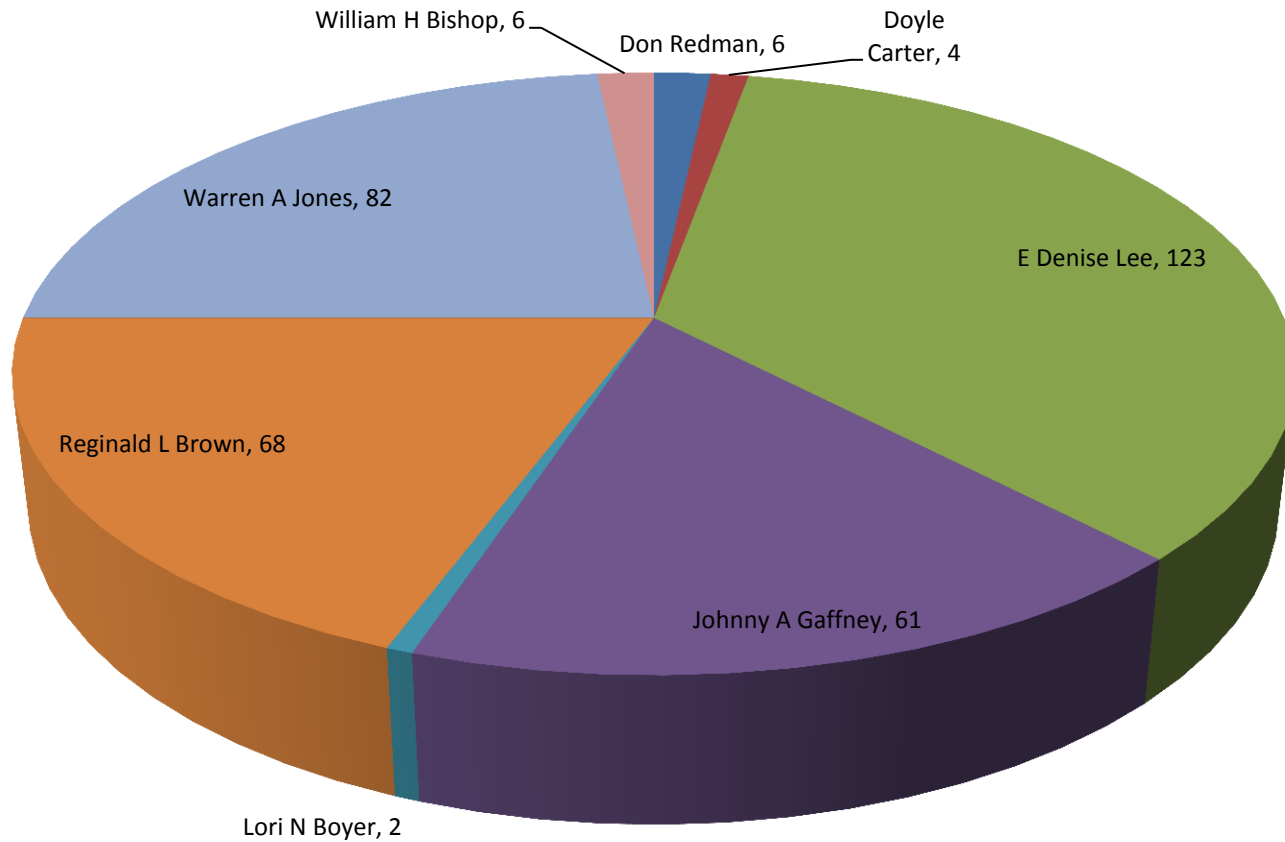


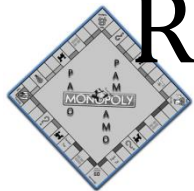
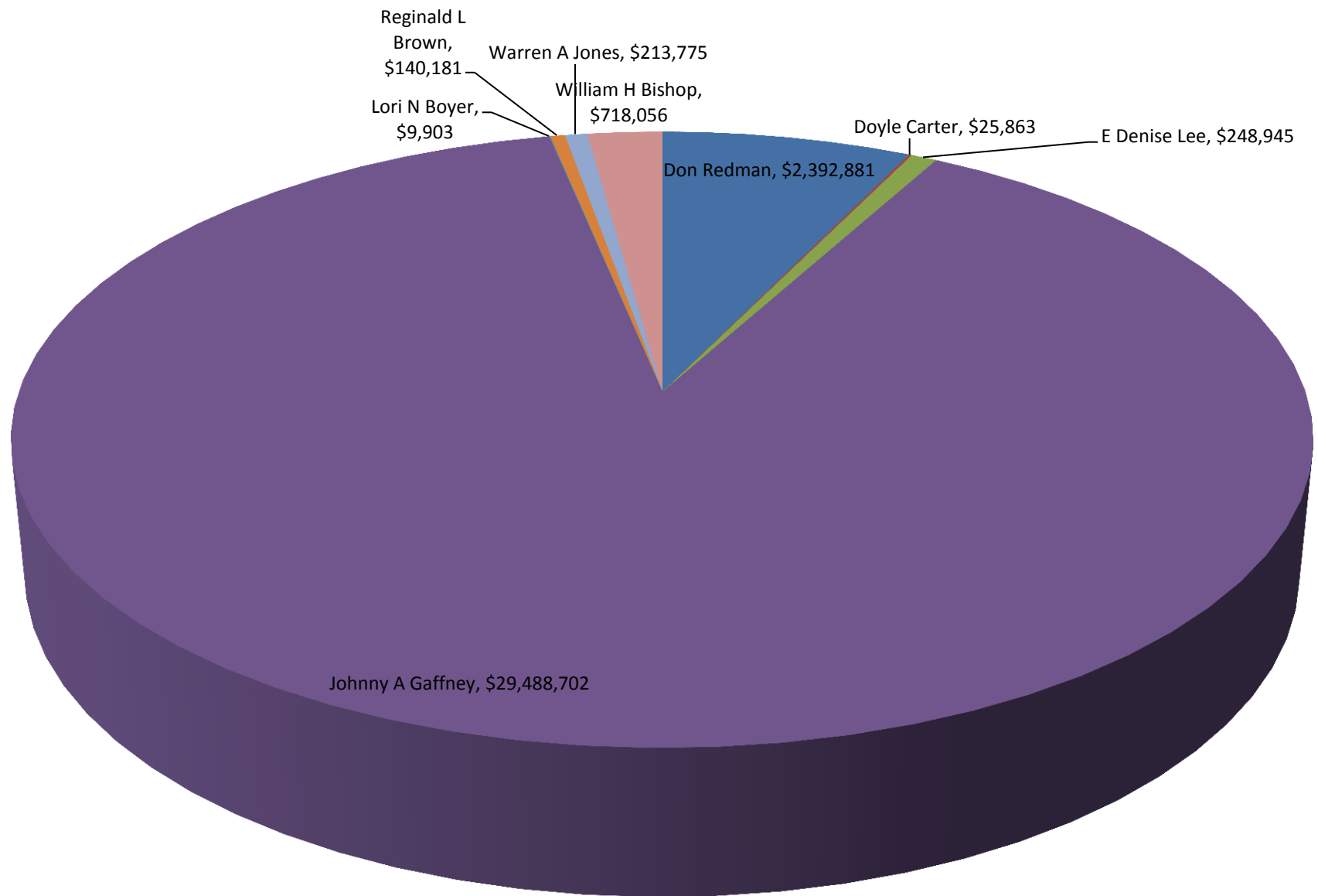
Held Property Cost Over Time



Row Labels	Count of RE	Sum of Total Annual Cost	Sum of Incurred Cost To Hold
1972			
Qtr1	1	\$66	\$2,834
1994			
Qtr4	1	\$21	\$424
2003			
Qtr1	2	\$49,448	\$585,140
Qtr2	1	\$68	\$783
Qtr4	2	\$412	\$4,598
2004			
Qtr2	1	\$505	\$5,301
2008			
Qtr2	1	\$244	\$1,625
2009			
Qtr1	6	\$1,654	\$9,651
Qtr2	5	\$847	\$4,773
Qtr4	1	\$178	\$919
2010			
Qtr1	5	\$12,000	\$59,001
Qtr2	3	\$816	\$3,809
Qtr4	2	\$374	\$1,543
2011			
Qtr1	2	\$501	\$1,877
Qtr2	12	\$2,850	\$10,211
Qtr3	26	\$5,817	\$18,907
2012			
Qtr1	3	\$635	\$1,746
Qtr2	1	\$188	\$486
Qtr3	56	\$13,029	\$30,412
2013			
Qtr1	12	\$3,493	\$6,404
Qtr2	1	\$105	\$158
Qtr4	28	\$12,202	\$14,235
2014			
Qtr1	6	\$3,282	\$2,462
Qtr2	133	\$44,675	\$25,468
Qtr3	26	\$611,843	\$253,208
Qtr4	15	\$141,508	\$230
Grand Total	352	\$906,762	\$1,046,202

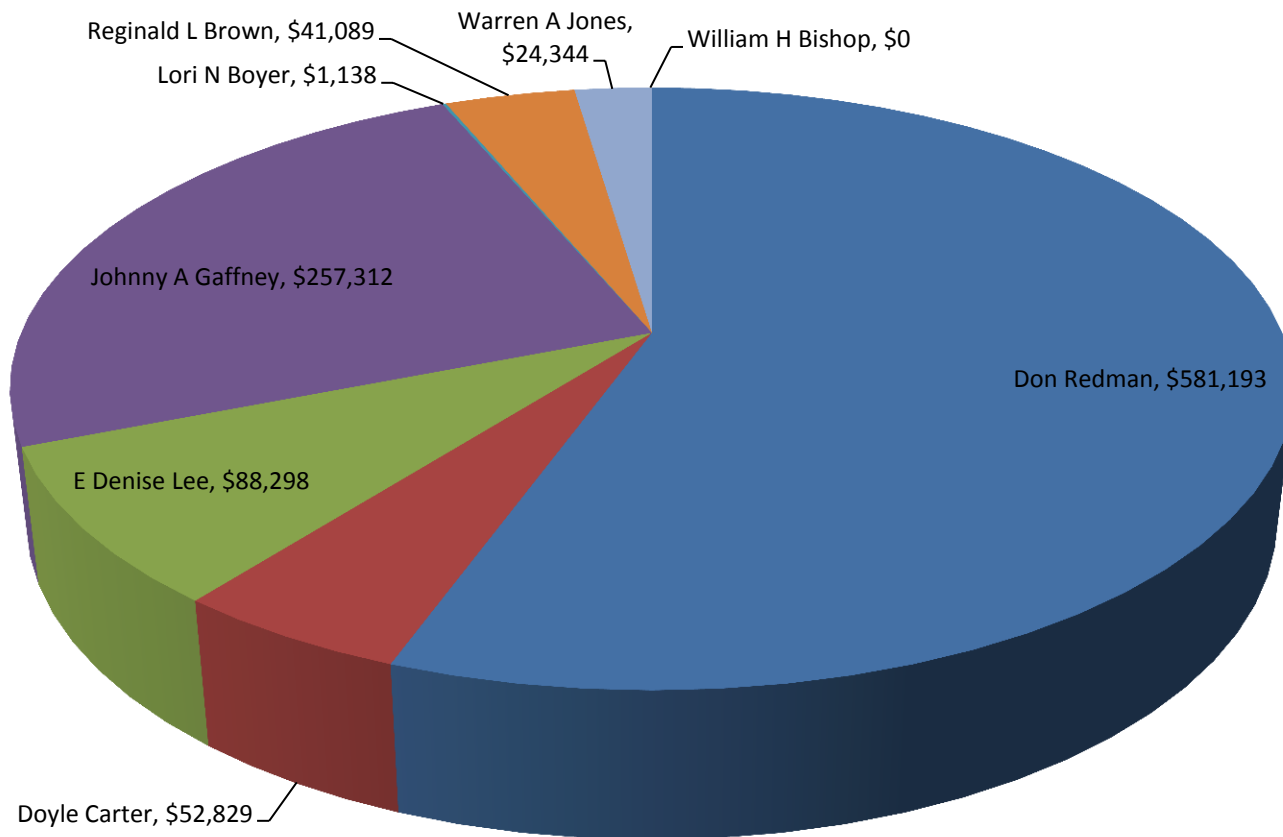
Number of Properties Held by District





R.E. Adjusted Value of Held Property by District

Incurred Cost of Held Property by District



Status of Held Property Resolution

Held Status	Count of RE
Late	3
Resources	341
In Flight	8
Grand Total	352

Reason/Status	Count of RE
City Council	329
Resources	329
Environmental	9
Resources	1
In Flight	8
Squatter	4
Late	2
Resources	2
Title	1
Late	1
Funding	9
Resources	9
Grand Total	352



PAMO Management - Overall



Circulation

Circulation Due	Count of RE
2015	
Jan	15
Feb	13
Grand Total	28

13 Waiting to Circulate



All Assignments

Assigned	Sum of Assessed	Sum of R.E. Adjusted Value	Sum of Total Annual Cost	Count of RE	Count of Held
UnAssigned	\$885,202	\$524,162	\$27,867	52	26
DIA	\$66,695,850	\$66,695,850	\$2,179,301	91	2
HCDD	\$440,274	\$336,014	\$13,222	43	4
OED	\$5,550,144	\$4,487,105	\$223,991	37	1
Parks	\$3,121,075	\$3,015,339	\$138,753	9	9
Real Estate	\$3,175,490	\$1,026,073	\$166,038	339	327
Grand Total	\$79,868,035	\$76,084,542	\$2,749,172	571	369



PAMO Management - Schedule



Optimization Schedule

Optimization			
Due Date	DIA	HCDD	Grand Total
2015			
Qtr1		2	2
Qtr2	1		1
2016			
Qtr1		4	4
Qtr2	1	1	2
Qtr3	25		25
Grand Total	27	7	34



Optimization Schedule

R.E. Adjusted Value

Optimization			
Due Date	DIA	HCDD	Grand Total
2015			
Qtr1		\$39,964	\$39,964
Qtr2	\$198,883		\$198,883
2016			
Qtr1		\$33,287	\$33,287
Qtr2	\$619,757	\$518	\$620,275
Qtr3	\$39,256,371		\$39,256,371
Grand Total	\$40,075,011	\$73,769	\$40,148,780



Optimization Schedule

Optimizations Scheduled for 2015

	Qtr1	Qtr2	Grand Total
1056 POWHATTAN ST	\$17,760		\$17,760
1064 POWHATTAN ST	\$22,204		\$22,204
Brewsters Hospital		\$198,883	\$198,883
Grand Total	\$39,964	\$198,883	\$238,847

Optimizations Scheduled for 2016

	Qtr1	Qtr2	Qtr3	Grand Total
0 SURAY AVE	\$2,340			\$2,340
2107 ASHLAND ST	\$21,705			\$21,705
470 W 19TH ST	\$6,827			\$6,827
710 PHELPS ST		\$518		\$518
9227 WAYNESBORO AVE	\$2,415			\$2,415
Jacksonville Shipyards			\$29,206,734	\$29,206,734
LaVilla			\$811,401	\$811,401
LaVilla-Jax Bistro			\$379,840	\$379,840
Old County Courthouse Annex (SAO)			\$8,858,396	\$8,858,396
Snyder Memorial Building		\$619,757		\$619,757
Grand Total	\$33,287	\$620,275	\$39,256,371	\$39,909,933



Late Optimizations

0 property optimizations were Late
and had to be re-scheduled



Optimizations



All Optimizations

All Optimized	Count of RE	R.E. Adjusted	Actual Optimized Value	Avg Months to Optimize
Real Estate	89	\$192,248	\$176,750	105
Auction	79	\$146,455	\$108,770	98
Direct Sale	9	\$45,760	\$67,980	120
Donate	1	\$33	\$0	515
Grand Total	89	\$192,248	\$176,750	105



Only Real Estate Optimized property in 2014

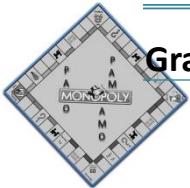
Top 10's



Top 10 Under Utilized Properties

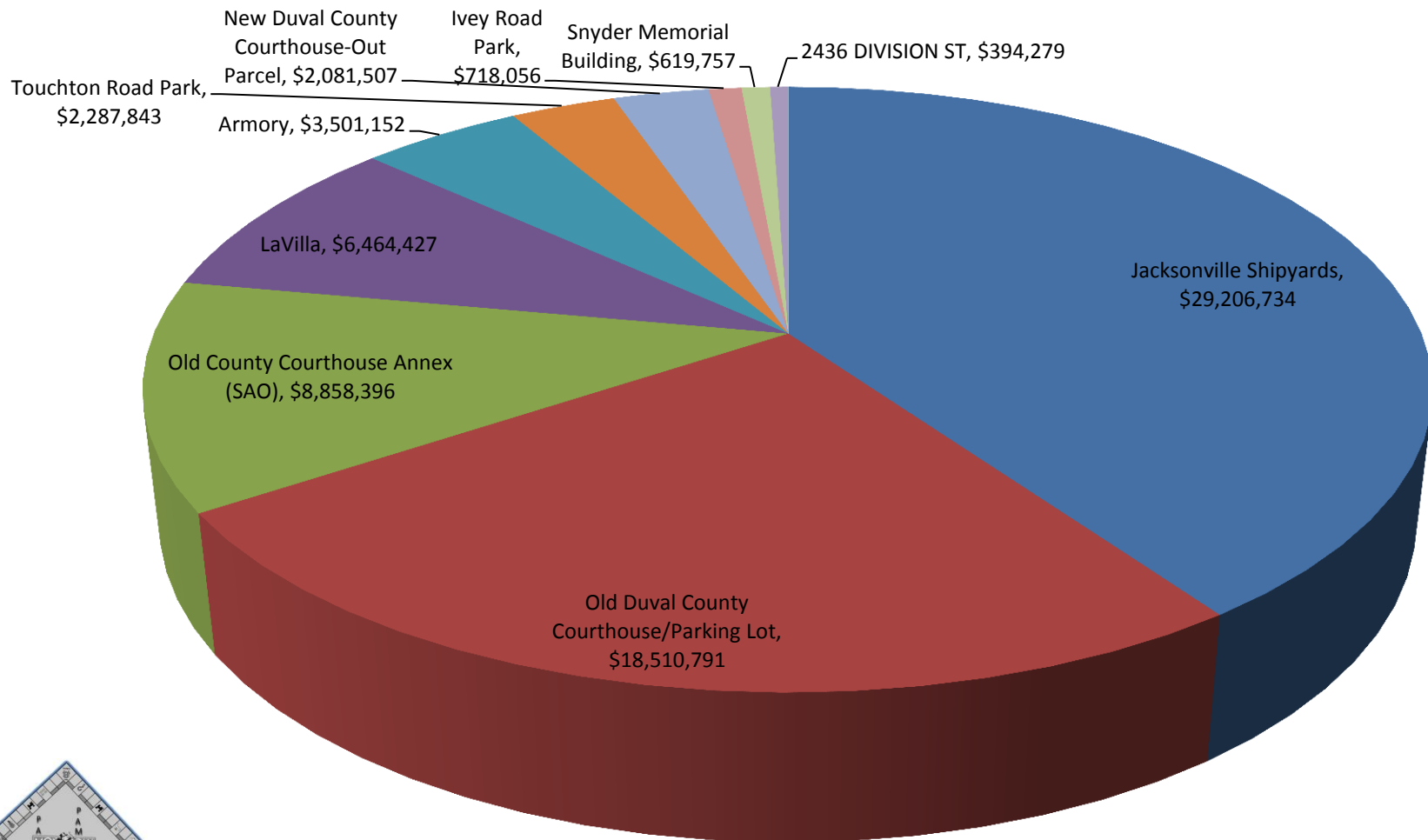
R.E. Adjusted Value

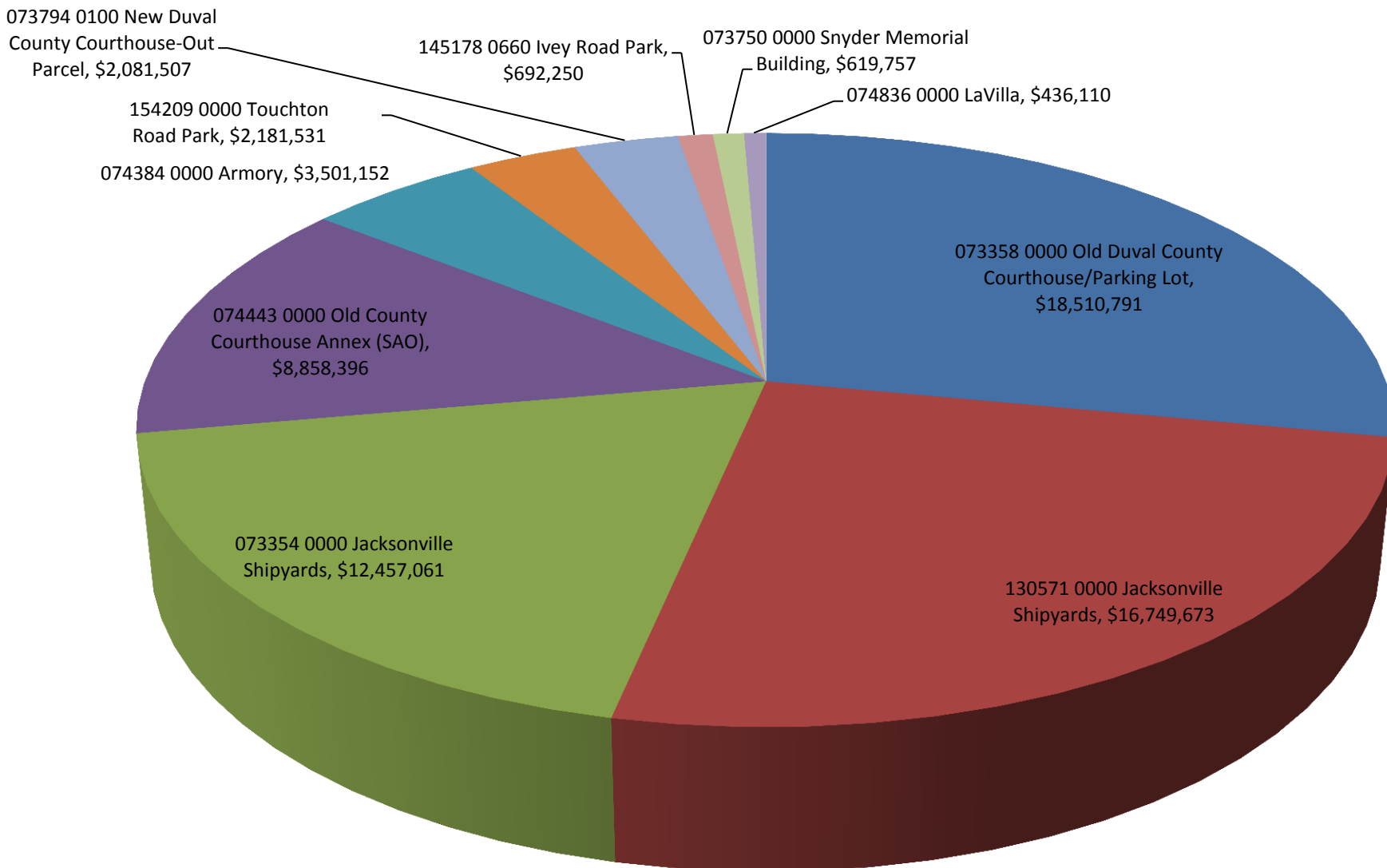
Top Ten	R.E. Adjusted
Jacksonville Shipyards	\$29,206,734
Old Duval County Courthouse/Parking Lot	\$18,510,791
Old County Courthouse Annex (SAO)	\$8,858,396
LaVilla	\$6,464,427
Armory	\$3,501,152
Touchton Road Park	\$2,287,843
New Duval County Courthouse-Out Parcel	\$2,081,507
Ivey Road Park	\$718,056
Snyder Memorial Building	\$619,757
2436 DIVISION ST	\$394,279
Grand Total	\$72,642,942



Top 10 Under Utilized Properties

R.E. Adjusted Value





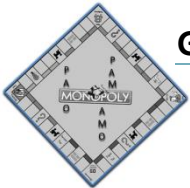
Top 10 Under Utilized Properties Un-Grouped – R.E. Adjusted Value



Top 10 Under Utilized Properties

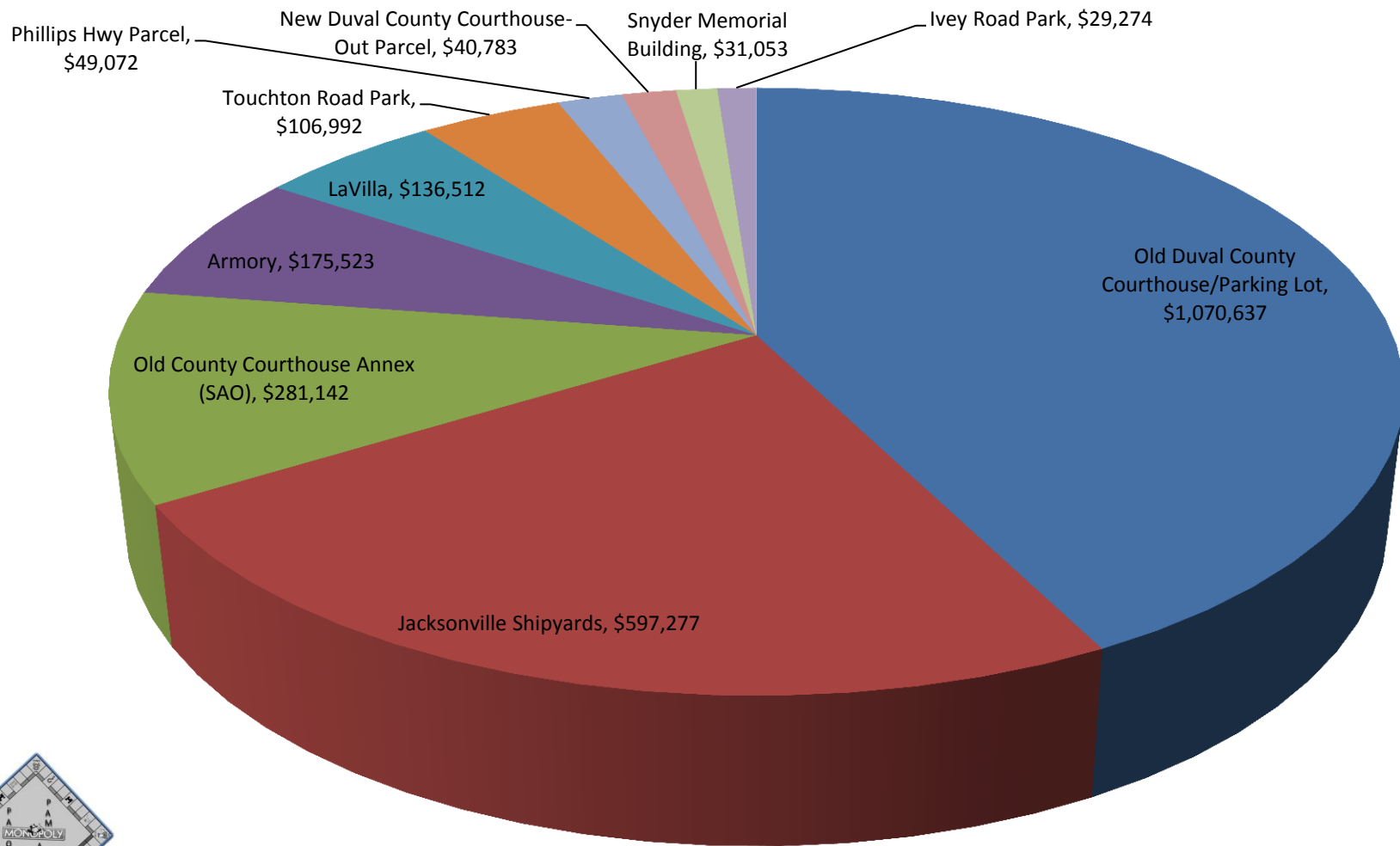
Total Annual Cost

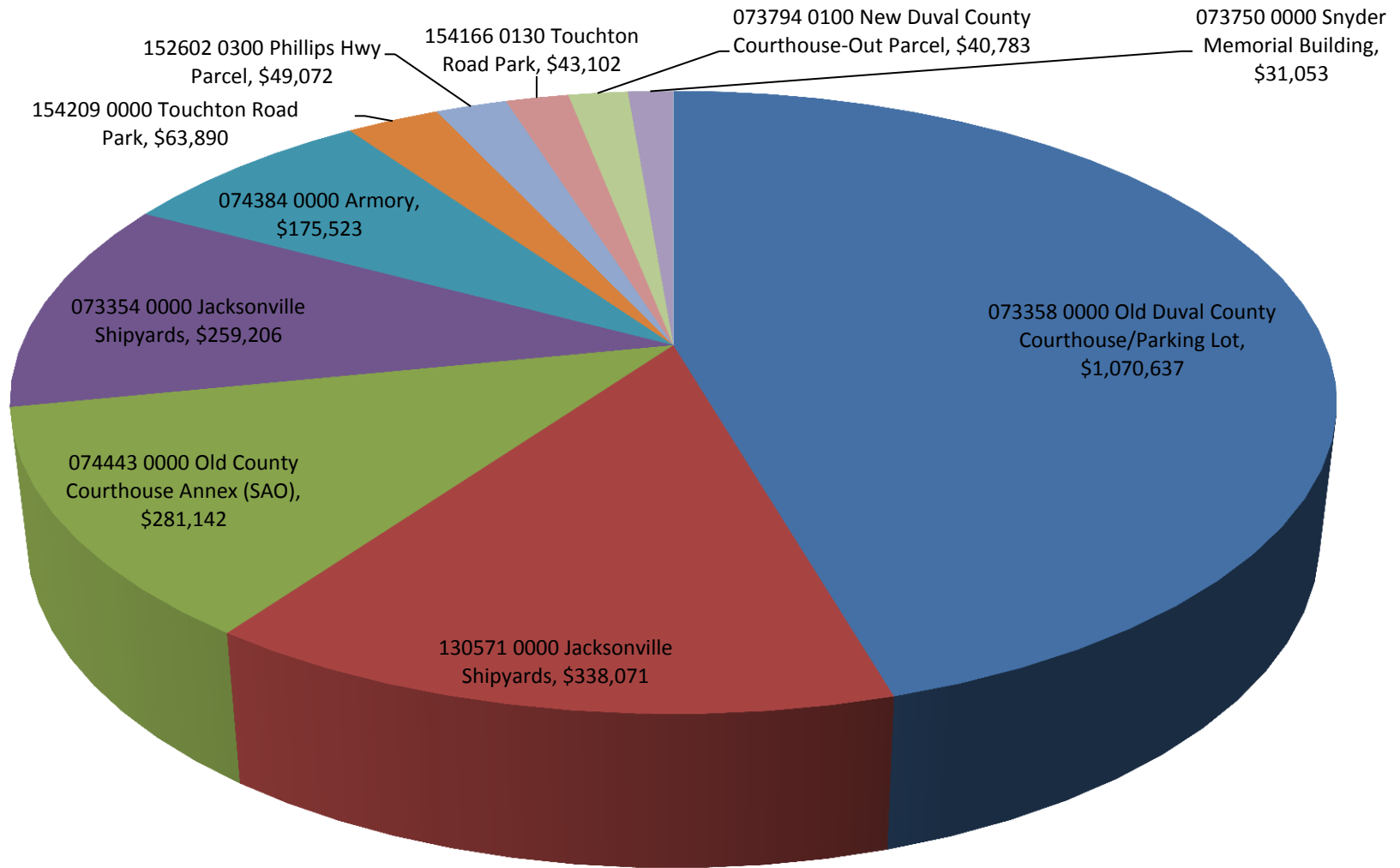
Top Ten	Tot Annual Cost
Old Duval County Courthouse/Parking Lot	\$1,070,637
Jacksonville Shipyards	\$597,277
Old County Courthouse Annex (SAO)	\$281,142
Armory	\$175,523
LaVilla	\$136,512
Touchton Road Park	\$106,992
Phillips Hwy Parcel	\$49,072
New Duval County Courthouse-Out Parcel	\$40,783
Snyder Memorial Building	\$31,053
Ivey Road Park	\$29,274
Grand Total	\$2,518,265



Top 10 Under Utilized Properties

Total Annual Cost





Top 10 Under Utilized Properties Un-Grouped – Total Annual Cost



Top 10 with NO Planned Activity

R.E. Adjusted Value

Top 10 with NO Planned Activity								
		DIA	HCDD	OED	Parks	Real Estate	(blank)	Grand Total
2436 DIVISION ST							\$394,279	\$394,279
9th and Main				\$150,000				\$150,000
Armory				\$3,501,152				\$3,501,152
Genovar's Hall		\$169,052						\$169,052
Gleaners						\$271,461		\$271,461
Ivey Road Park					\$718,056			\$718,056
LaVilla		\$5,682,456						\$5,682,456
New Duval County Courthouse-Out Parcel		\$2,081,507						\$2,081,507
Old Duval County Courthouse/Parking Lot		\$18,510,791						\$18,510,791
Touchton Road Park					\$2,287,843			\$2,287,843
Grand Total		\$26,443,806		\$3,651,152	\$3,005,899	\$271,461	\$394,279	\$33,766,597



Top 10 Held Properties by R.E. Adjusted Value

Top 10 Held Properties	Sum of R.E. Adjusted Value
Jacksonville Shipyards	\$29,206,734
Touchton Road Park	\$2,287,843
Ivey Road Park	\$718,056
9th and Main	\$150,000
Phillips Hwy Parcel	\$88,778
1011 POWHATTAN ST	\$53,970
6809 CAVALIER RD	\$53,137
914 SCRIVEN ST	\$38,139
1044 LOBSTER LN	\$22,066
Lenox Towers Donation	\$20,165
Grand Total	\$32,638,888



Insurance



Under-Utilized Property that is Insured

Insured	Sum of JST_MKT_VAL	Sum of ReplacementValue	Sum of BLD_CNT
Armory	\$3,624,195	\$13,350,000	1
Old County Courthouse Annex (SAO)	\$9,049,560	\$61,149,000	1
Old Duval County Courthouse/Parking Lot	\$18,343,055	\$102,972,000	3
Palms Fish Camp / Restruant *	\$1,199,880	\$672,000	1
Snyder Memorial Building	\$619,358	\$2,557,000	1
Grand Total	\$32,836,048	\$180,700,000	7



Under-Utilized Property that is Not Insured

Un-Insured	Sum of JST_MKT_VAL	Sum of BLD_CNT
9th and Main	\$410,300	1
Brewsters Hospital	\$226,774	1
Genovar's Hall	\$168,900	1
Gleaners	\$246,783	1
LaVilla	\$398,707	4
LaVilla-Fink Bldg Across From Courthouse	\$113,338	1
LaVilla-Jax Bistro	\$379,840	1
Grand Total	\$1,944,642	10

