

# **Property Information:**

**5 Acre Residential Property  
13491 Sawpit Road  
Jacksonville, Florida**

**March 30, 2017**

**Online Only Auction**



**Final Contract Includes a 10% Buyer's Premium**

**5 Acre Residential Property  
13491 Sawpit Road  
Jacksonville, Florida**



**Property Address:** 13491 Sawpit Road, Jacksonville, Florida

**Property GPS:** 30°28'51.39"N 81°28'15.19"W

**Property Directions:** In Jacksonville at the intersection of Airport Center Drive and U.S. Hwy. 17 travel east and Airport Center Dr. 1.5 miles to New Berlin Rd. Continue straight on New Berlin Rd. 2.9 miles to Cedar Point Rd. Continue straight on Cedar Point 5.4 miles to Sawpit Rd. Continue Straight on Sawpit Rd. 1.6 miles to property. There are no turns, roads change names, continue straight all the way.

**Tax Parcel:** 159795-015

**Important Selling Features:**

- 5 Acres Residential Property
- 3 bedroom / 2 bath Mobile Home
- Well / Septic
- Marsh frontage on the Intercostal Waterway
- Zoned Ag / R-4
- Property has not been Green Belted
- Convenient to 1-95, Coastal Waterway, Shopping, Schools. Fine Dining

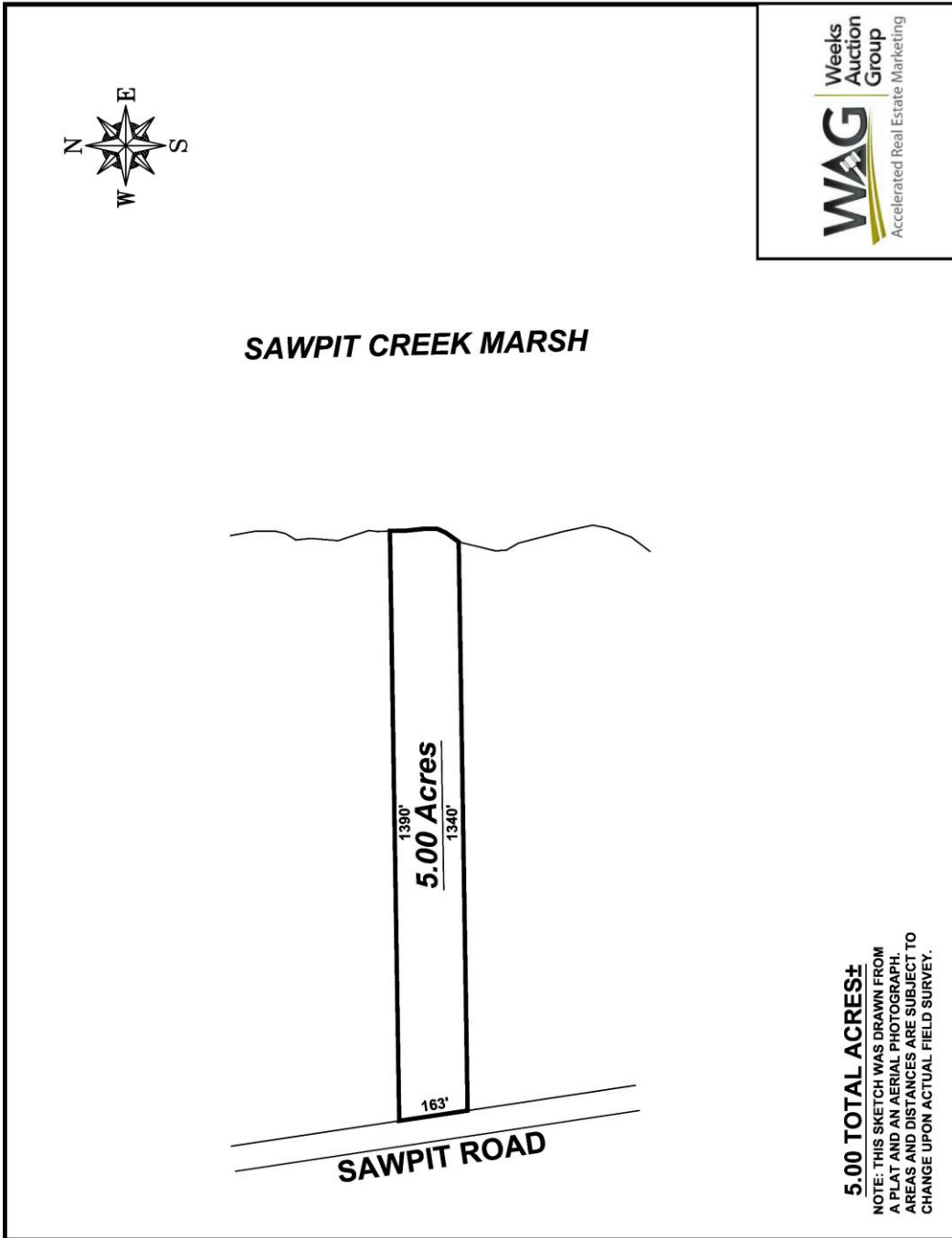
**For more information, contact:**

Tim Henry  
229-890-BIDS ({2437})  
Tim@BidWeeks.co

# Aerial



# Model



# Deed

Exhibit "A"

A part of Section 26, Township 1 South, Range 28 East, Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the Northerly line of said Section 26 with the Westerly right of way line of Sawpit Road (a 60 foot right of way as now established); thence South 08 deg 32 min 50 sec East along said Westerly right of way line, 1,363.30 feet; thence North 89 deg 07 min 20 sec East, 60.56 feet to a point in the Easterly right of way line of Sawpit Road; thence South 08 deg 32 min 50 sec East along said Easterly right of way line, 471.1 feet to the Point of Beginning; thence continue South 08 deg 32 min 50 sec East along said Easterly right of way line, 162.80 feet; thence North 89 deg 07 min 20 sec East, 1,340 feet more or less to the Marsh of Sawpit Creek; thence Northerly along the meanderings of said Marsh to its intersection with a line bearing North 89 deg 07 min 20 sec East from the Point of Beginning; thence South 89 deg 07 min 20 sec West, 1,390 feet more or less to the Point of Beginning.

*Saw Pit Rd*

# Deed Page 2

Map Output

Page 1 of 1



<http://gismaps.coj.net/WEBSITE/DuvalMapsSQL/toolbar.asp>

2/23/2017

## Legal Description

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# Property Record Card

Property Appraiser - Property Details

Page 1 of 2

**ROBSON DANIEL M**  
13491 SAWPIT RD  
JACKSONVILLE, FL 32226-1623

**Primary Site Address**  
13491 SAWPIT RD  
Jacksonville FL 32226

**Official Record Book/Page**  
16545-02006

**Title #**  
8226

**13491 SAWPIT RD**

Property Detail

RE #	159795-0150
Tax District	GS
Property Use	0200 Mobile Home
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	224843

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$37,589.00	\$40,660.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$125,001.00	\$125,389.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$162,590.00	\$166,049.00
Assessed Value	\$162,590.00	\$166,049.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$162,590.00	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
16545-02006	8/27/2013	\$47,000.00	WD - Warranty Deed	Unqualified	Improved
10132-00884	8/28/2001	\$44,200.00	WD - Warranty Deed	Qualified	Improved
07464-00284	10/9/1991	\$52,500.00	QC - Quit Claim	Unqualified	Improved
06768-01155	8/11/1989	\$50,000.00	WD - Warranty Deed	Unqualified	Vacant
06768-01146	8/11/1989	\$30,500.00	WD - Warranty Deed	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0173	RES MARSH RURAL 2 OR LESS UNITS PER AC	AGR	0.00	0.00	Common	5.10	Acreage	\$125,389.00

Legal

LN	Legal Description
1	26-1N-28E 5.10
2	PT LOT 2 RECD O/R 16545-2006

**Buildings**

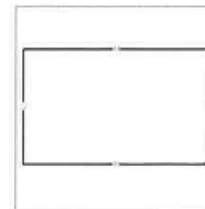
Building 1

Building 1 Site Address  
13491 SAWPIT RD Unit  
Jacksonville FL 32226

Building Type	0201 - MH ASSESSED
Year Built	2013
Building Value	\$40,660.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1188	1188	1188
Total	1188	1188	1188

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
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	4	4 Forcad-Ducted
Air Cond	4	4 Packaged Unit



Element	Code	Detail
Baths	2.000	
Bedrooms	2.000	
Stories	1.000	

[http://apps.coj.net/PAO\\_PropertySearch/Basic/Detail.aspx?RE=1597950150](http://apps.coj.net/PAO_PropertySearch/Basic/Detail.aspx?RE=1597950150)

2/23/2017

# Property Record Card 2

Property Appraiser - Property Details

Page 2 of 2

| Rooms / Units | 1.000 |

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$162,590.00	\$0.00	\$162,590.00	\$1,724.68	\$1,860.34	\$1,798.36
Public Schools: By State Law	\$162,590.00	\$0.00	\$162,590.00	\$733.92	\$740.43	\$763.85
By Local Board	\$162,590.00	\$0.00	\$162,590.00	\$338.85	\$365.50	\$352.66
FL Inland Navigation Dist.	\$162,590.00	\$0.00	\$162,590.00	\$4.82	\$5.20	\$4.86
Water Mgmt Dist. SJRWMD	\$162,590.00	\$0.00	\$162,590.00	\$45.57	\$46.91	\$46.91
Gen Gov Voted	\$162,590.00	\$0.00	\$162,590.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$162,590.00	\$0.00	\$162,590.00	\$0.00	\$0.00	\$0.00
Totals				\$2,847.84	\$3,018.38	\$2,966.64
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$150,734.00	\$150,734.00	\$0.00	\$150,734.00		
<b>Current Year</b>	\$162,590.00	\$162,590.00	\$0.00	\$162,590.00		

**2016 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.

**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](#)

http://apps.coj.net/PAO\_PropertySearch/Basic/Detail.aspx?RE=1597950150

2/23/2017

# Mobile Home Title

CNTY# AGY# SUB# RPT#  
 14 1 RIC 3855  
 AUDIT#



LF 4093322  
 TF 789053418  
 BF 2444084  
 SF 22840517

STATE OF FLORIDA  
 APPLICATION FOR VEHICLE/VESSEL  
 CERTIFICATE OF TITLE

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR. MAKE	MAKE OF MANUFACTURER	BODY TYPE	VEHICLE COLOR	WT/LENGTH	GVW/LOC		
114106564	N111761A	2014	KING	HS		44'			
DATE OF ISSUE MO. DAY YEAR	TRANS CODE	VEHICLE USE	FULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NUMBER	AUTH DESTRUCTION
02 06 14	ORI	PRIVATE							

Applicant/Owner's Name & Address  
 DANIEL MARK ROBSON  
 13491 SAWPIT RD  
 JACKSONVILLE, FL 32226-1623

BIRTHDATE SEX MO. DAY YEAR	RESIDENT Y N ALIEN	CNTY RES#
M 07 02 59	X	2
1st OWNER FL/DL# OR F.E.I.D.#	2nd OWNER FL/DL# OR UNIT #	

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE	SALES TAX	GRAND TOTAL
4.75	74.00	0.00	78.75

Action Requested: ORIG NEW TITLE  
 RETAINED AS ELECTRONIC TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER	ODOMETER DECLARATION CERTIFICATION
	01/29/2014	XX			<input type="checkbox"/>

LIEN INFORMATION	DATE OF LIEN	RECEIVED DATE	FEID # OR FL / DL AND SEX AND DATE OF BIRTH	DMV/ACCOUNT #
NAME OF FIRST LIENHOLDER: FIRST FEDERAL BANK OF FLORIDA ADDRESS ELECTRONIC LIEN	ELI 01/28/2014	02/06/2014	590969721-12	214630755
			SALVAGE TYPE	

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER  
 PRESTIGE HOME CENTERS INC  
 ADDRESS  
 850910 US HWY 17 NORTH  
 YULEE, FL 32097  
 DEALER LICENSE# NO  
 DH10154564

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE  PURCHASER HOLDS VALID  
 IS EXEMPT FROM EXEMPTION CERTIFICATE  
 FLORIDA SALES OR  VEHICLE / VESSEL WILL BE  
 USE TAX FOR THE USED EXCLUSIVELY FOR RENTAL  
 REASON (S) CHECKED  OTHER

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS \$  
 INDICATE SALES OR USE TAX DUE AS PROVIDED BY CHAPTER 212, FLORIDA STATUTES \$ 0.00  
 SELLING PRICE VERIFIED

APPLICANT CERTIFICATION

I HEREBY CERTIFY THAT THE VEHICLE/VESSEL TO BE TITLED WILL NOT BE OPERATED UPON THE PUBLIC HIGHWAYS/RAILROADS OF THIS STATE.  
 I CERTIFY THAT THE CERTIFICATE OF TITLE IS LOST OR DESTROYED.  
 I CERTIFY THAT THIS MOTOR VEHICLE/VESSEL WAS REPOSSESSED UPON DEFAULT OF THE LIEN INSTRUMENT AND IS NOW IN MY POSSESSION.  
 I HEREBY CERTIFY THAT I AM LAWFULLY OWN THE ABOVE DESCRIBED VEHICLE/VESSEL AND MAKE APPLICATION FOR TITLE. IF LIEN IS BEING RECORDED NOTICE IS HEREBY GIVEN THAT THERE IS AN EXISTING WRITTEN LIEN INSTRUMENT INVOLVING THE VEHICLE/VESSEL DESCRIBED ABOVE AND HELD BY LIENHOLDER SHOWN ABOVE. I AM FURTHER AGREE TO DEFEND THE TITLE AGAINST ALL CLAIMS.  
 UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant/Owner  
 HSMV#22041 REVISED 02/06 SCAN CODE MVT

Signature of Applicant/Co-Owner

I UNDERSTAND THAT MY DRIVER LICENSE AND REGISTRATIONS WILL BE SUSPENDED IMMEDIATELY IF THE INSURER DENIES THE INSURANCE INFORMATION SUBMITTED FOR THIS REGISTRATION

# Mobile Home Title Page 2

CNTY# AGY# SUB# RPT#  
 14 1 RIC 3855  
 AUDIT#



LB 4093329  
 TR 789055017  
 BP 2444084  
 SP 22840920

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 ADDRESS  
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