Jax Data Title Services, Inc. P. O. Box 367

Welaka, Florida 32193

Ph: (386) 603-5035 - Fax: (386) 603-5036

Email: jaxdatatitle@aol.com

FILE NO: 220920 CERT NO: 2020-3881 TAX DEED NO: 220920

DATE SEARCHED THROUGH:

NOVEMBER 1, 2022 @ 4:00 p.m.

LEGAL DESCRIPTION:

5-84 19-1S-26E .189 LINCOLN VILLAS LOTS 18, 19 (EX PT R/W, EX N 8FT THEREOF) BLK 27

APPARENT RECORD TITLE HOLDER:

KASSAB NIGHTLIFE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF O/R 18136-1154

MORTGAGES, JUDGMENTS AND LIENS

UCC-1 FINANCING STATEMENT, IN O/R 18136-1157, AMERIS BANK BY SUCCESSOR MERGER TO ATLANTIC COAST BANK, 4655 SALISBURY RD, STE 350, JAX, FL 32258 AND C/O ADAMS, ROTHSTEIN & SIEGEL, P.A., 4417 BEACH BLVD, STE 104, JAX, FL 32207

TAXES ARE DUE FOR THE FOLLOWING YEAR

2019

2019 Annual Bill Tax Deed Application #220920 2018 Annual Bill \$3,698.54 Payment \$1,039.87 Applied \$0.00 Paid \$2,261.21

08/12/2020 07/20/2022 11/30/2018

2017

2017 Annual Bill

Tax Deed Application #220920

Unpaid Applied

07/20/2022

RE #: 021818-0020 - DELETED

2022 Annual Bill \$3,636.92

RE #: 021817-0005 - ADDED

DELINQUENT CITY USER FEES:

NONE

NUISANCE ABATEMENT LIENS:

NONE

NOTE: Nuisance Abatement Liens, Homestead Liens, Delinquent City User Fees, Demolition Liens and Code Enforcement Liens, if any, are included in this search if such liens appear in public and/or official records as of the date of this search.

This report is not title insurance. Pursuant to s. <u>627.7843</u>, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Jax Data Title Services, Inc., does hereby certify that it has made a careful search of the public records in the Office of the Clerk of the Circuit Court of Duval County, Florida to ascertain (1) The name of the apparent record owner of the caption property above, (2) Any unsatisfied mortgages and judgments against the said owner and title to property filed and recorded of record, mortgages and judgments against the said owner and title to property filed and recorded of record within a period of Twenty (20) years immediately preceding the date hereof and (3) Any unpaid taxes and assessments levied and assessed against the said property. The company has prepared this search for the use of the City of Jacksonville alone, and expressly limits its liability to The City of Jacksonville alone and in no way assumes liability in excess of the amount of the Tax Deed.

JAX DATA TITLE SERVICES, INC.

By:

SIMON P. BARKER, President

NAMES AND ADDRESSES FOR THE CLERK OF THE CIRCUIT COURT TO NOTIFY PURSUANT TO F.S. 197.502:

TAX DEED FILE #: 220920

LEGAL TITLE HOLDER:

KASSAB NIGHTLIFE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY 7977 NEW KINGS RD JAX, FL 32219-3630

Registered Agent Name & Address

KASSAB, SALIM 7977 NEW KINGS ROAD JACKSONVILLE, FL 32219

Title MGR

KASSAB, SALIM 7977 NEW KINGS ROAD JACKSONVILLE, FL 32219

LIEN HOLDER:

AMERIS BANK BY SUCCESSOR MERGER TO ATLANTIC COAST BANK 4655 SALISBURY RD, STE 350 JAX, FL 32258

C/O ADAMS, ROTHSTEIN & SIEGEL, P.A. 4417 BEACH BLVD, STE 104 JAX, FL 32207

MORTGAGEE/VENDEE/VENDOR:

NONE

LIEN HOLDER WHO APPLIED TO TAX COLLECTOR TO RECEIVE NOTICE:

PERSON TO WHOM PROPERTY ASSESSED TO ON LAST TAX ROLL:

KASSAB NIGHTLIFE III LLC

- 1. 7977 NEW KINGS RD
- 2. JACKSONVILLE, FL 32219-3630

Primary Site Address

- 1. 7977 NEW KINGS RD
- Jacksonville FL 32219

Jax Data Title Services, Inc. P. O. Box 367

Welaka, Florida 32193

Ph: (386) 603-5035 - Fax: (386) 603-5036

Email: jaxdatatitle@aol.com

FILE NO: 220920

CERT NO: 2020-16480

TAX DEED NO: 220920

DATE SEARCHED THROUGH:

NOVEMBER 1, 2022 @ 4:00 p.m.

LEGAL DESCRIPTION:

5-84 19-1S-26E .189 LINCOLN VILLAS LOTS 18, 19 (EX PT R/W, EX N 8FT THEREOF) BLK 27

APPARENT RECORD TITLE HOLDER:

KASSAB NIGHTLIFE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF O/R 18136-1154 Ameris BANK KKa

MORTGAGES, JUDGMENTS AND LIENS

UCC-1 FINANCING STATEMENT, IN O/R 18136-1157, ATLANTIC COAST BANK, 4655 SALISBURY RD, STE 350, JAX, FL 32258 AND C/O ADAMS, ROTHSTEIN & SIEGEL, P.A., 4417 \$3,698.54 Payment \$1,039.87 Applied \$0.00 Paid \$2.22 BEACH BLVD, STE 104, JAX, FL 32207

TAXES ARE DUE FOR THE FOLLOWING YEAR

2019

2019 Annual Bill

Tax Deed Application #220920

2018 Annual Bill

08/12/2020 07/20/2022 11/30/2018

2017

2017 Annual Bill

Tax Deed Application #220920

Unpaid

Applied

07/20/2022

RE #: 021818-0020 - **DELETED**

2022 Annual Bill

\$3,636,92

RE #: 021817-0005 - ADDED

DELINQUENT CITY USER FEES:

NONE

NUISANCE ABATEMENT LIENS:

NONE

NOTE: Nuisance Abatement Liens, Homestead Liens, Delinquent City User Fees, Demolition Liens and Code Enforcement Liens, if any, are included in this search if such liens appear in public and/or official records as of the date of this search.

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JAX I	DATA TITLE SERVICES, INC.
Ву:	
_	SIMON P. BARKER, President

Doc # 2017224920, OR BK 18136 Page 1154, Number Pages: 3, Recorded 10/02/2017 at 02:17 PM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$27.00 DEED DOC ST \$875.00

Prepared by and Return to: Simon D. Rothstein, Esquire Adams, Rothstein & Siegel, P.A. 4417 Beach Boulevard, Suite 104 Jacksonville, Florida 32207 File: 17-0073

WARRANTY DEED

THIS WARRANTY DEED, made and executed this day of September, 2017, by JACKSONVILLE LAVILLA SPORTSMAN CLUB, INC., a dissolved Florida not for profit corporation as to Parcels 1, 2, and 3 and LAVILLA SPORTSMAN CLUB, INC., a Florida corporation a/k/a LAVILLA SPORTSMAN CLUB INC., a Florida corporation not for profit as to Parcel 4, whose address is: 7977 New Kings Road, Jacksonville, Florida 32219, hereinafter called the Grantors, to

KASSAB NIGHTLIFE III, LLC, a Florida limited liability company, whose address is: 7977 New Kings Road, Jacksonville, Florida 32219, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, and sold to Grantee, Grantee's heirs, successors and assigns, forever, that certain parcel of land located in the County of Duval and State of Florida, more particularly described as:

Parcel Id. Nos.: 021815-0000, 021816-0000, 021817-0000 and 021818-0020

Parcel 1: Lot 13, Block 27, Lincoln Villas, a subdivision according to the plat thereof recorded at Plat Book 5, Page 84, in the Public Records of Duval County, Florida.

Parcel 2: Lots 14, 21, 22 and 23, except the Easternmost 6 feet of Lot 23, Block 27, Lincoln Villas, a subdivision according to the plat thereof recorded at Plat Book 5, Page 84, in the Public Records of Duval County, Florida.

Parcel 3: Lots 18 and 19, Block 27, Lincoln Villas, a subdivision according to the plat thereof recorded at Plat Book 5, Page 84; less and except road right of way and also less and except the property described in O.R. Book 9715, page 1138, in the Public Records of Duval County, Florida.

Parcel 4: Lots 15 and 20, Block 27, Lincoln Villas, a subdivision according to the plat thereof recorded at Plat Book 5, Page 98, in the Public Records of Duval County, Florida.

SUBJECT to covenants, easements, restrictions and reservations of record, reference to which shall not reimpose same, and taxes accruing subsequent to December 31, 2016.

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 Grantors hereby covenant with said Grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrantss 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.

This Deed is given pursuant to Florida Statutes 608.4431 for the purpose of winding up and liquidating Jacksonville LaVilla Sportsman Club, Inc.'s business and affairs.

IN WITNESS WHEREOF the Grantors has caused these presents to be executed by their duly authorized officer the day and year first above written.

SIGNED AND SEALED IN
OUR PRESENCE:

Witness KAREN M. MESSICK

Witness Printed Name

Witness Printed Name

Witness Printed Name

JACKSONVILLE LAVILLA SPORTS-MAN CLUB, INC., a dissolved Florida corporation

By:
WILLIE C. MITCHELL, Its President

LAVILLA SPORTSMAN CLUB, INC., a Florida corporation a/k/a LAVILLA SPORTSMAN CLUB INC., a Florida corporation not for profit

By: Willie C. MITCHELL, Its President

STATE OF FLORIDA COUNTY OF DUVAL

BEFORE ME personally appeared WILLIE C. MITCHELL, as President of Jacksonville LaVilla Sportsman Club, Inc., a dissolved Florida not for profit corporation, on behalf of the corporation, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this Stellay of Stellar 2017, at County and State aforesaid.

Notary Public in and for the County and State Aforesaid.

KAREN M. MESSICK Notary Public, State of Florida My Comm. Expires Apr. 12, 2019 Commission No. FF 219630

STATE OF FLORIDA COUNTY OF DUVAL

BEFORE ME personally appeared WILLIE C. MITCHELL, as President of LaVilla Sportsman Club, Inc., a Florida corporation a/k/a LaVilla Sportsman Club Inc., a Florida corporation not for profit, on behalf of the corporation, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this <u>Stu</u>day of <u>Stote mutica</u>2017, at County and State aforesaid.

Notary Public in and for the County and

State Aforesaid.

KAREN M. MESSICK Notary Public, State of Florida My Comm. Expires Apr. 12, 2019 Commission No. FF 219630 Doc # 2017224921, OR BK 18136 Page 1157, Number Pages: 2, Recorded 10/02/2017 at 02:17 PM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$18.50

STATE OF FLORIDA UNIFORM COMM FINANCING STATEMENT FORM	MERCIAL CODE				
A. NAME & DAYTIME PHONE NUMBER OF CONTACT PET	RSON				
Liana Rothstein Hood, Esquire - Tel No: 904-398-1419					
B. Email Address C. SEND ACKNOWLEDGEMENT TO:					
Name Liana Rothstein Hood, Esquire					
Address Adams, Rothstein & Siegel, P.A.					
Address 4417 Beach Boulevard - Suite 104					
City/State/Zip Jacksonville, Florida 32207	THE	OM (D)			
1. DEBTOR'S EXACT FULL LEGAL NAME - INSERT ON 1.a ORGANIZATION'S NAME				FILING OFFICE US	SE ONLY
Kassab Nightiife III, LLC, a Florida limited liability company					
L. MAYING ADDRESS	FIRST PERSONAL NAME	ADDITI	ONAL NA	ME(S)/INITIAL(S)	SUFFIX
I.e MAILING ADDRESS Line One 7977 New Kings Road	7	This space no	t available.		
MAILING ADDRESS Line Two	CITY Jacksonville		STATE		COUNTRY
2 ADDITIONAL DEPTODIS NO CONTROL			1	32217	USA
2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAM 2.a ORGANIZATION'S NAME	IE – INSERT ONLY ONE DEBTOR NAME ((2a OR 2b)	Do Not A	bbreviate or Combine	Names
2.b INDIVIDUAL'S SURNAME Kassab	FIRST PERSONAL NAME Salim	ADDITIO	DNAL NA	ME(S)/INITIAL(S)	SUFFIX
2.c MAILING ADDRESS Line One 7977 New Kings Road		his space not	available		
MAILING ADDRESS Line Two	CITY		STATE	POSTAL CODE	LCOLUMNY
	Jacksonville		FL	32217	COUNTRY
SECURED PARTY'S NAME (or NAME of TOTAL ASSI 3.a ORGANIZATION'S NAME Atlantic Coast Bank, a Federally Chartered Savings Bank	IGNEE of ASSIGNOR S/P) - INSERT ONLY	ONE SECUI	RED PART	ΓΥ (3a OR 3b)	
3.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIO	NAL NAI	ME(S)/INITIAL(S)	SUFFIX
3.c MAILING ADDRESS Line One 4655 Salisbury Road	7.				
MAILING ADDRESS Line Two	CITY	his space not		DOOTAL CODE	
Suite 350	Jacksonville		STATE FL	POSTAL CODE 32256	COUNTRY USA
4. This FINANCING STATEMENT covers the following collar All electric, water and other heating, lighting, plumbing, ventilar pertain to, or be used with, in or on the improved real property particularly described on Exhibit "A" attached hereto, even thou	ing, Irrigation and power systems, fixtures	and appurte New Kings F	nances, w Road, Jaci	vhich now are or may ksonville, Florida 322	hereafter 117, as more
5. ALTERNATE DESIGNATION (if applicable) LESSE	EE/LESSOR CONSIGNEE/CONSIGNO	OR BA	AILEE/BA	ILOR	
AG LII	THE THE PERSON NAMED IN CO.		ELLER/BU	JYER	
i. Florida DOCUMENTARY STAMP TAX – YOU ARE RE All documentary stamps due and payable or to become	QUIRED TO CHECK EXACTLY ONE BOX ome due and payable pursuant to s. 20				***************************************
Florida Documentary Stamp Tax is not required.	,			p	
. OPTIONAL FILER REFERENCE DATA					

EXHIBIT A

Debtors:

SALIM KASSAB a/k/a SAM KASSAB, and

KASSAB NIGHTLIFE III, LLC

Secured Party:

ATLANTIC COAST BANK

Collateral:

BEV2601109, Rank 4COP

All of the following property of the Debtors, whether now owned or hereafter acquired or arising including without limitation, on the real property located at 7977 New Kings Road, Jacksonville, FL 32217,

- All rights of the Debtor to payment for goods sold or leased, or to be sold to be leased, or for services rendered, howsoever evidence or incurred, including, without limitation, all accounts, instruments, chattel paper and general intangible, all returned or repossessed goods and all books, record, computer tapes, programs, and ledger books arising therefrom or relating thereto, whether now owned or hereafter acquired or arising.
- 2. All inventory of Debtor, whether now owned or hereafter acquired, wherever located, including without limitation, all goods of Debtor held for sale or lease or furnished or to be furnished under contracts of service, all goods held for display or demonstration, goods on lease or consignment, returned or repossessed goods, all raw materials, work-in-progress, finished goods and supplies used or consumed in Debtors' business, together with all returns, repossessions, substitution replacements, parts, additions, accessions and all documents, documents of title, dock warrants, dock receipts, warehouse receipts, bills of lading or orders. For the delivery of all, or any portion, of the foregoing.
- 3. All equipment of the Debtor, including, without limitation, all machinery, furniture, furnishing, leasehold improvements, fixtures, forklifts, dies and tools and personal property of any kind of Debtors, together with all accessories and attachments thereto, all replacements and substitutes used or useful in the Debtor's business whether now owned or hereafter acquired or arising. Some of the foregoing are or may become fixtures affixed to the real property described herein.
- 4. All of Debtors' present and future right, title and interest in and to all contracts, agreement, plans governmental authorizations, consents, licenses approvals, permits and other documents that concern or relate to the Land or the business of the Debtors and/or the construction of improvement of the Land.
- 5. All property of Debtor left with Secured Property or in its possession now or hereafter and any balance or deposit account of Debtor and all drafts, checks and other items deposited in or with Lender by Debtor for collection or safekeeping with full authority given Secured Party, upon the occurrence of any Event of Default as set forth in the various loan documents between Debtor and Secured Party, to charge any or all such indebtedness of Debtors without notice or demand against any obligation secured hereby.
- All general intangible now owned or hereafter acquired by the Debtors.
- All products and proceeds (including insurance proceeds, pre-petition and post-petition bankruptcy proceeds)
 arising from or in any way relating to any or all of the collateral described above.
- 8. State of Florida quota Alcoholic Beverage License No: BEV2601109, Rank 4COP and renewals, all of the Debtor's assets, including but not limited to, all rights, title and interest now existing or hereafter acquired in all accounts, contract rights, rights to payment of money, inventory, furniture, fixtures and equipment, general intangibles, insurance proceeds, instruments, documents and chattel paper and all proceeds, products, rents and profits thereof.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company KASSAB NIGHTLIFE III, LLC

Filing Information

Document Number

L17000043637

FEI/EIN Number

82-0628087

Date Filed

02/23/2017

State

FL

Status

ACTIVE

Principal Address

7977 NEW KINGS ROAD JACKSONVILLE, FL 32219

Mailing Address

7977 NEW KINGS ROAD JACKSONVILLE, FL 32219

Registered Agent Name & Address

KASSAB, SALIM 7977 NEW KINGS ROAD JACKSONVILLE, FL 32219

<u>Authorized Person(s) Detail</u>

Name & Address

Title MGR

KASSAB, SALIM 7977 NEW KINGS ROAD JACKSONVILLE, FL 32219

Annual Reports

Report Year	Filed Date
2020	02/26/2020
2021	04/29/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT

View image in PDF format

Detail by Entity Name

	04/29/2021 ANNUAL REPORT	View image in PDF format
	02/26/2020 ANNUAL REPORT	View image in PDF format
	02/24/2019 ANNUAL REPORT	View image in PDF format
ĺ	03/08/2018 ANNUAL REPORT	View image in PDF format
	02/23/2017 Florida Limited Liability	View image in PDF format
	Alan	

Physica Deposit ment of State, hestined of Corporational

LEVYING AUTHORITY RATE AMOUNT

COJ STORMWATER

\$0.00

Total Non-Ad Valorem Assessments

\$0.00

Parcel Details

Owner:

KASSAB NIGHTLIFE

III LLC

Account

021818-0020

Assessed value:

\$53,820

Situs:

7977 NEW KINGS

32219

Alternate Key

1066462.0001

School assessed value:

\$53,820

Millage code

Millage rate

17,8653

2019 TAX AMOUNTS

\$961.50

LEGAL DESCRIPTION

LOCATION

Ad valorem:

5-84 19-15-26E .189 LINCOLN VILLAS LOTS 18,19(EX PT R/W,EX N 8FT

Geo number: Neighborhood: 021818-0020

Non-ad valorem:

\$0.00

THEREOF) BLK 27

10

Total Discountable:

\$961.50

Use code:

1692

Total tax:

\$961.50

Certificate #3881

This parcel has a surrendered certificate for 2019.

Advertised number:

Buyer:

Bidder number

CERTIFICATES, LLC

6587462 FRANROSA

Face amount:

\$1,039.87

5437

Issued date:

05/27/2020

Expiration date: 05/27/2027

OCEAN BANK 10625 SW 91 **AVENUE**

MIAMI, FL 33176

Interest rate:

0.25%

Tax Deed Application #220920

This parcel has an applied deed application spanning 2017 and 2019.

Applicant:

Bidder number 6587462

FRANROSA CERTIFICATES, LLC OCEAN BANK

10625 SW 91 AVENUE MIAMI, FL 33176

Application date: 07/20/2022

Duval County Tax Collector

231 E. Forsyth Street, Jacksonville, FL 32202-3370



Vehicle Registration **Property Tax** **Business Tax**

Tourist Tax

Amounts displayed are not final; please call the office for further information.

Search > Account Summary

Real Estate Account #021818-0020

Owner:

Situs:

Parcel details

KASSAB NIGHTLIFE III LLC

7977 NEW KINGS RD

32219



Get bills by email

Amount Due

DUVAL COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL

AMOUNT DUE

2019 Annual Bill 2017 Annual Bill \$6,233.46

Add All To Cart

Total Amount Due: \$3,698.54

Add All To Cart

Account History

BILL	AMOUNT DUE		ACTION		
2019 ①					
2019 Annual Bill	\$3,698.54	Payment \$1,039.87	08/12/2020	Receipt #2020-2014517 Tax Deed (see 2019)	
Tax Deed Applicatio	n #220920	Applied	07/20/2022		
2018 Annual Bill	\$0.00	Paid \$2,261.21	11/30/2018	Receipt #2018-4362607	Print (PDF)
2017 ①					
2017 Annual Bill		Unpaid		Tax Deed (see 2019)	
Tax Deed Applicatio	n #220920	Applied	07/20/2022		
<u>2016</u> ①					
2016 Annual Bill	\$0.00	Paid \$1,681.81	09/28/2017	Receipt #2017-0570290	Print (PDF)
Certificate #3720		Redeemed	09/28/2017	Face \$1,595.77, Rate 0.25%	
		Paid \$1,681.81			
2015 Annual Bill	\$0.00	Paid \$1,378.50	04/07/2016	Receipt #2016-0237806	Print (PDF)
2014 Annual Bill	\$0.00	Paid \$1,332.20	02/24/2015	Receipt #2015-0133083	Print (PDF)
2013 Annual Bill	\$0.00	Paid \$1,359.11	03/28/2014	Receipt #2014-0222416	Print (PDF)
Total Amount Due	\$3,698.54				

E-Check Payments: E-Check payments are FREE!

<u>Credit/Debit Card Payments</u>: The payment will appear on your statement as "PMT* DUVAL CO TAX" or "PMT* COJ LICENSE/TAG" or "PMT*EXPRESSLANE". The convenience fee may appear separately as "PMT*DUVAL CNTY FEE". The Tax Collector's office does not receive any portion of the convenience fee.

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Parcel Details

Owner:

KASSAB NIGHTLIFE

III LLC 7977 NEW KINGS

Account

021817-0005

Assessed value:

\$195,250

Alternate Key

1068107

School assessed value:

\$234,000

Situs:

JACKSONVILLE

32219

Millage code

LEGAL DESCRIPTION

Millage rate

GSK 17.0303

LOCATION

2022 TAX AMOUNTS Ad valorem:

\$3,537.66

\$250.80

Total

Non-ad valorem:

Discountable:

Total tax:

\$3,788.46

\$3,788.46

5-84 19-1S-26E .482 LINCOLN VILLAS LOTS 15,18,19(EX NE 8FT) LOT 20 EX PT

R/W) BLK 27

Geo number:

021817-0005

Use code: 3300

Duval County Tax Collector

231 E. Forsyth Street, Jacksonville, FL 32202-3370

E-Check Payments: E-Check payments are FREE!

Credit/Debit Card Payments: The payment will appear on your statement as "PMT* DUVAL CO TAX" or "PMT* COJ LICENSE/TAG" or "PMT*EXPRESSLANE". The convenience fee may appear separately as "PMT*DUVAL CNTY FEE". The Tax Collector's office does not receive any portion of the convenience fee.

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Property Tax

Business Tax

Tourist Tax

Search > Account Summary

Real Estate Account #021817-0005

Owner:

Situs:

Parcel details

KASSAB NIGHTLIFE III LLC

7977 NEW KINGS RD JACKSONVILLE 32219

Vehicle Registration

Get bills by email

Amount Due

DUVAL COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL

AMOUNT DUE

2022 Annual Bill

\$3,636.92

Add To Cart

Print (PDF)

Total Amount Due: \$3,636.92

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE		ACTION		
2022 Annual Bill (1)	\$3,636.92	Unpaid			Print (PDF)
2021 Annual Bill (1)	\$0.00	Paid \$3,222.90	11/30/2021	Receipt #INT-22-00309714	Print (PDF)
2020 ①					
2020 Annual Bill	\$0.00	Paid \$3,998.74	11/30/2021	Receipt #INT-22-00309714	Print (PDF)
Certificate #2998		Redeemed	11/30/2021	Face \$3,802.37, Rate 0.25%	
		Paid \$3,998.74			
Total Amount Due	\$3,636.92				

E-Check Payments: E-Check payments are FREE!

Credit/Debit Card Payments: The payment will appear on your statement as "PMT* DUVAL CO TAX" or "PMT* COJ LICENSE/TAG" or "PMT*EXPRESSLANE". The convenience fee may appear separately as "PMT*DUVAL CNTY FEE". The Tax Collector's office does not receive any portion of the convenience fee.

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Tile # 6319

KASSAB NIGHTLIFE III LLC 7977 NEW KINGS RD JACKSONVILLE, FL 32219-3630

Primary Site Address 7977 NEW KINGS RD Jacksonville FL 32219

Official Record Book/Page 18136-01154

Value Summary

7977 NEW KINGS RD

021817-0005
GSK
3300 Night Club/Bar
1
For full legal description see Land & Legal section below
00275 LINCOLN VILLAS
20997

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 Description	2022 Certified	2023 In Progre	
Value Method	Income	Income	
Total Building Value	\$0.00	\$0.00	
Extra Feature Value	\$0.00	\$0.00	
Land Value (Market)	\$52,488.00	\$52,488.00	
Land Value (Agric.)	\$0.00	\$0.00	
Just (Market) Value	\$234,000.00	\$234,000.00	

Assessed Value \$195,250.00 \$214,775.00 Cap Diff/Portability Amt \$38,750.00 / \$0.00 \$19,225.00 / \$0.00 **Exemptions** \$0.00 See below **Taxable Value** \$195,250.00 See below

Taxable Values and Exemptions — In Progress III 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	
18136-01154	9/28/2017	\$125,000.00	WD - Warranty Deed	Unqualified	Improved	
14319-02288	12/19/2007	\$100.00	WD - Warranty Deed	Unqualified	Improved	
10618-00628	8/13/2002	\$152,000.00	WD - Warranty Deed	Qualified	Improved	
10618-00625	5/15/2002	\$100.00	WD - Warranty Deed	Unqualified	Improved	
06892-00483	3/30/1990	\$100.00	QC - Quit Claim	Unqualified	Improved	-
03683-00745	3/12/1974	\$20,000.00	WD - Warranty Deed	Unqualified	Improved	-
01094-00029	1/1/1899	\$0.00	WD - Warranty Deed	Unqualified	Improved	Anna Amilian

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	1	0	0	138.00	\$845.00
2	PVCC1	Paving Concrete	1	0	0	142.00	\$235.00
3	PVCC1	Paving Concrete	1	0	o	220.00	\$364.00
4	PVAC1	Paving Asphalt	1	0	0	7,028.00	\$17,579.00
5	FWDC1	Fence Wood	1	0	0	189.00	\$2,911.00
6	LITC1	Lighting Fixtures	1	0	0	2.00	\$1,449.00
7	LPWC1	Light Pole Wood	1	0	0	2.00	\$1,208.00
8	CVPC2	Covered Patio	1	30	3	90.00	\$1,129.00

Land & Legal

Ĺ	and									
	LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
The state of the s	1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	20,995.00	Square Footage	\$52,488.00

LN	Legal Description
1	5-84 19-1S-26E .482
2	LINCOLN VILLAS

Legal

3 LOTS 15,18,19(EX NE 8FT) LOT 20 EX PT R/W) BLK 27

Buildings 🗀

Building 1 Building 1 Site Address 7977 NEW KINGS RD Unit Jacksonville FL 32219

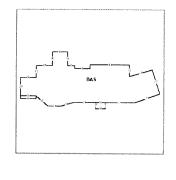
Building Type	1602 - SHOP CTR NBHD
Year Built	1969
Building Value	\$101,418.00
Service of the Section Section and Assessment Control of the Section S	

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	4	4 Plywood panel
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	11	11 Cer Clay Tile

Type	Gross Area	Heated Area	Effective Area	Int Floori
https://paopr	opertysearch.	coi.net/Basic/	Detail.aspx?RF=0	218170005

					• •	, ,
Base Area	5360	5360	5360	Heating Fuel	4	4 Electric
Canopy	70	0	18	Heating Type	4	4 Forced-Ducted
Canopy	48	0	12	Air Cond	3	3 Central
Total	5478	5360	5390	Comm Htg & AC	1	1 Not Zoned
		Comm Frame	3	3 C-Masonry		
				Ceiling Wall Finish	5	5 S Ceil Wall Fin
	Canopy Canopy	Base Area 5360 Canopy 70 Canopy 48	Base Area 5360 5360 Canopy 70 0 Canopy 48 0	Base Area 5360 5360 5360 Canopy 70 0 18 Canopy 48 0 12	Base Area 5360 5360 Heating Fuel Canopy 70 0 18 Heating Type Canopy 48 0 12 Air Cond Total 5478 5360 5390 Comm Htg & AC Comm Frame	Base Area 5360 5360 5360 Heating Fuel 4 Canopy 70 0 18 Heating Type 4 Canopy 48 0 12 Air Cond 3 Total 5478 5360 5390 Comm Htg & AC 1 Comm Frame 3

Element	Code	Detail
Stories	1.000	
Baths	21.000	
Restrooms	3.000	
Rooms / Units	3.000	
Avg Story Height	9.000	



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	\$195,250.00	\$0.00	\$195,250.00	\$2,030,94	\$2,209,62	\$2,025,93	
Public Schools: By State Law	\$234,000.00	\$0.00	\$234,000.00	\$631.90	\$757.22	\$732.56	
By Local Board	\$234,000.00	\$0.00	\$234,000.00	\$399.02	\$526.03	\$462.59	
FL Inland Navigation Dist.	\$195,250.00	\$0.00	\$195,250.00	\$5.68	\$6.25	\$5.60	
Water Mgmt Dist. SJRWMD	\$195,250.00	\$0.00	\$195,250.00	\$38.85	\$38.54	\$38.54	
Gen Service KingSoutel	\$195,250.00	\$0.00	\$195,250.00	\$0.00	\$0.00	\$0.00	
		To the second se	Totals	\$3,106.39	\$3,537.66	\$3,265.22	
Description	Just Value	Assessed Value	E	xemptions	Taxable V	alue	
Last Year	\$177,500.00	\$177,500.00		\$0.00		\$177,500,00	
Current Year	Current Year \$234,000.00 \$195,250.00		\$	\$0.00 \$195,250.00		0	

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

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

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

NAMES AND ADDRESSES FOR THE CLERK OF THE CIRCUIT COURT TO NOTIFY PURSUANT TO F.S. 197.502:

TAX DEED FILE #: 220920

LEGAL TITLE HOLDER:

KASSAB NIGHTLIFE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY 7977 NEW KINGS RD JAX, FL 32219-3630

Registered Agent Name & Address

KASSAB, SALIM 7977 NEW KINGS ROAD JACKSONVILLE, FL 32219

Title MGR

KASSAB, SALIM 7977 NEW KINGS ROAD JACKSONVILLE, FL 32219

LIEN HOLDER:

ATLANTIC COAST BANK 4655 SALISBURY RD, STE 350 JAX, FL 32258

C/O ADAMS, ROTHSTEIN & SIEGEL, P.A. 4417 BEACH BLVD, STE 104 JAX, FL 32207

MORTGAGEE/VENDEE/VENDOR:

NONE

LIEN HOLDER WHO APPLIED TO TAX COLLECTOR TO RECEIVE NOTICE:

PERSON TO WHOM PROPERTY ASSESSED TO ON LAST TAX ROLL:

KASSAB NIGHTLIFE III LLC

- 1. 7977 NEW KINGS RD
- 2. JACKSONVILLE, FL 32219-3630

Primary Site Address

- 1. 7977 NEW KINGS RD
- 2. Jacksonville FL 32219