



1339 Arlington St., Orlando, FL 32805
O: 407-456-1888 | F: 407-583-6923

PROPERTY INFORMATION REPORT

TDA NUMBER: 220859

DORCODE: 9600

REAL ESTATE ACCOUNT #: 035679-0000

DOR DESCRIPTION: Waste Land

DELETED REAL ESTATE ACCOUNT #:

CERTIFICATE NUMBER: 5882.0000

EFFECTIVE DATE: 11/01/2022

CERT YEAR: 2015

DELQ TAX YEARS: 2014,2015,2016,2017,2018,2019,2020,2021

Tax Year: 2014 **Amount Due:** 866.52

LEGAL DESCRIPTION:

15-36 39-1S-26E .22 EDMONDSONSNORTH SHORE GARDENS LOTS 248,249,250 (EX PT
RECD O/RS 4905-280,4935-833)

TITLE HOLDER AND ADDRESS OF RECORD:

Ditch Lots, LLC by virtue of Quit-Claim Deed recorded 05/23/2017 in
Official Records Book 17992, Page 1583.

Ditch Lots, LLC
336 Linden Rd
St. Augustine, FL 32086

LIEN HOLDER(S) & ADDRESS OF RECORD:

(INCLUDES FEDERAL LIENS AND COVERS A 20 YEAR PERIOD)

DELINQUENT CITY USER FEES:

None

NUISANCE ABATEMENT & DEMOLITION LIENS- PRIOR TO 1/1/2016:

NBNL00000789	Nuisance 02/02/2000 \$1,234.73
990017960	Nuisance 06/25/1999 \$1,498.10
970028910	Nuisance 12/20/1996 \$1,801.70

OTHER INFORMATION:

None

RECORDED LEASES:

None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

Mailing Address Per Tax Collector:
No Address Provided

Mailing Address Per Property Appraiser:
Ditch Lots LLC
336 Linden Rd
Saint Augustine, FL 32086

Site Address:
0 Elwood Ave
Jacksonville, FL 32208

CONTIGUOUS PROPERTY:

Parcel: 035681-0000
LINDSEY BETSY
7235 ELWOOD AVE
JACKSONVILLE, FL 32208

Parcel: 035680-0010
BROWN GLORIA J
7229 ELWOOD AVE
JACKSONVILLE, FL 32208

Parcel: 035680-0000
BATTLE EARLENE
7217 ELWOOD AVE
JACKSONVILLE, FL 32208-398

OTHERS TO NOTIFY:

None

MOBILE HOME:

No

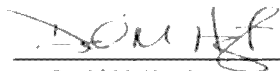
NOTE: Nuisance abatement liens, homestead liens, delinquent city user fees, demolition liens and code enforcement liens, if any, are included in this search if such liens appear in public and/or official records as of the date of this search. The attached report is issued to the Duval County Tax Collector only. The attached report may not be relied upon by any other party. No liability is assumed by the Duval County Tax Collector or Forseti Real Estate Services for any unauthorized use or reliance. This ownership and encumbrance report is issued pursuant to rule 120-13.061, Florida administrative code and Florida statute 627.7843. This report is not intended to be relied upon for the issuance of title insurance or an opinion of title. No liability is assumed on our part due to errors and omissions made by the clerk of the circuit court in the official record index and/or abstract index. There has been no examination made for any defects or implications concerning the legalities of the documents as they may affect the title to the searched property. The attached report is prepared in accordance with the instructions given by the user named above and includes a listing of the owner(s) of record of the land and described herein together with a listing of all open or unsatisfied leases, mortgages, judgments, and encumbrances recorded in official record books of Duval County, Florida that appear to encumber the title to said land. It is the responsibility of the party named above to verify receipt of each document listed. This report does not include easements, restrictions, notices, unrecorded matters or other documents not listed above. Nuisance abatement liens, demolition liens and code enforcement liens, if any, are included in this search if such liens appear in official records as of the date of this search. This report does not insure or guarantee the validity or sufficiency of any document attached nor is to be considered a title insurance policy, an opinion of title, a guarantee of title or any other form of guaranty or warranty of title. This report shall not be used for the issuance of any title insurance policy or form. THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. The Company's liability for this Report is limited to \$300.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Forseti Real Estate Services LLC., 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 captioned property above; (2) any unsatisfied 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. Forseti Real Estate Services LLC., has prepared this search for 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 Tax Deed.

Forseti Real Estate Services, LLC

Dated : 11/07/2022

BY:



David M. Harrington
Managing Member

Prepared by
ED JACKSON
255 N. LIBERTY ST.
JACKSONVILLE, FL 32202

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 23rd day of May A.D. 2017, by

Thomas M. Parham, Jr. And Michael A. Parham, trustees of the Thomas Mathews Parham, Sr. Living Trust dated March 4, 1997, whose postoffice address is: 336 Linden Rd, St. Augustine, Florida 32086, first parties, to

Ditch Lots, LLC, whose postoffice address is: 336 Linden Rd, St. Augustine, Florida 32086, second parties,

WITNESSETH, That the said first parties, for and in consideration of the sum of —\$10.00— in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title and interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Duval State of FLORIDA, to-wit:

See Attached Exhibit A

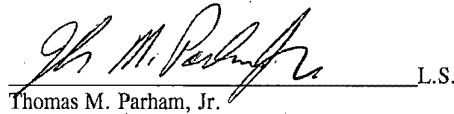
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first parties have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

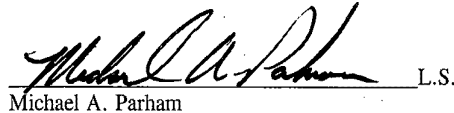


Print Name - Edward S. Jackson

 L.S.
Thomas M. Parham, Jr.




Print Name- Christina Righter

 L.S.
Michael A. Parham

STATE OF FLORIDA,
COUNTY OF DUVAL.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Thomas M. Parham, Jr. And Michael A. Parham, who have produced personally known identification or who are to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of May, A.D. 2017.


Notary Public
My Commission Expires:

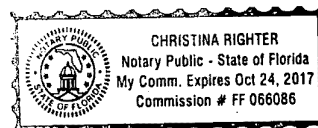


Exhibit A

Parcel 1

RE# 003227-0000
24-1S-25E GS
Golfair Terrace Lots 14, 15, 16 BLK N
Sam J White (Minor Child) O/R BK 5747-908

Parcel 2

RE#003274-0000
Lots 17 and 18, Block P, Golfair Terrace, A Subdivision of Part of Section 24, Township 1 South, Range 25 East, Plat Book 9, Page 43, of the Current Public Records of Duval County, Florida

Parcel 3

RE# 013359-0000
10-3S-25E GS
JACKSONVILLE HEIGHTS TOWNSITE
LOT 15 BLK 45

Parcel 4

RE#030023-0030
39-1S-26E
SIBBALD GRANT PT RECD O/R BK 5253-1026
BEING PARCEL 6

Parcel 5

RE#035679-0000
15-36 39-1S-26E
EDMONDSONSNORTH SHORE GARDENS
LOTS 248,249,250(EX PT RECD
O/RS 4905-280,4935-833)

Parcel 6

RE#045063-0000
5-30 01-2S-26E .05
NORTH SPRINGFIELD HEIGHTS
W1/2 LOT 8(EX EXPRESSWAY) BLK 5

Parcel 7

RE#051680-0000
11-50 10-2S-26E .07
LINCOLN PLACE
LOT 32 BLK 9

Parcel 8

RE#052135-0000
1-124 10-2S-26E .08
NORTH LAVILLA
LOT 11 BLK 5

Parcel 9

RE#054669-0000
3-68 11-2S-26E
R/P BLK 15 STEWARTS ADDN TO JAX
LOT 18(EX N 35FT)

Parcel 10

RE#083781-0000
15-41 53-2S-26E .23
CURTISS-BRIGHT R/P BILTMORE 3,4
PT BLK N RECD O/R 3654-261

Parcel 11

RE#132234-0000
4-50 06-2S-27E
WESLEY PARK
LOT 5

Parcel 12

RE#135683-0000
23-36 32-2S-27E .03
PHILIPS 2ND ADDN TO SPRING GLEN
PT TRACT 1 RECD O/R 12229-1966

Parcel 13

RE#021523-0000
5-76 19-1S-26E .09
LINCOLN VILLAS
LOT 29(EX W 10FT & PT IN MONCRIEF RD) BLK 15

Parcel 14

RE#035679-0000
15-36 39-1S-26E
EDMONDSONS NORTH SHORE GARDENS
LOTS 248,249,250(EX PT RECD
O/RS 4905-280,4935-833)



[Search](#) > Account Summary

Real Estate Account #035679-0000

Owner: DITCH LOTS LLC
Situs: ELWOOD AVE
JACKSONVILLE 32208
[Parcel details](#)



[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](#)

\$111.88

[Print \(PDF\)](#)

[2021 Annual Bill](#)

\$754.64

[2020 Annual Bill](#)

[2019 Annual Bill](#)

[2018 Annual Bill](#)

[2017 Annual Bill](#)

[2016 Annual Bill](#)

[2015 Annual Bill](#)

[2014 Annual Bill](#)

Total Amount Due: \$866.52

Account History

BILL

AMOUNT DUE

STATUS

ACTION

[2022 Annual Bill](#) ⓘ

\$111.88 Unpaid

[Print \(PDF\)](#)

[2021](#) ⓘ

[2021 Annual Bill](#)

Unpaid

Tax Deed (see 2014)

[Tax Deed Application #220859](#)

Applied

05/24/2022

Paid \$0.00

[2020](#) ⓘ

[2020 Annual Bill](#)

Unpaid

Tax Deed (see 2014)

[Tax Deed Application #220859](#)

Applied

05/24/2022

[2019](#) ⓘ

[2019 Annual Bill](#)

Unpaid

Tax Deed (see 2014)

[Tax Deed Application #220859](#)

Applied

05/24/2022

[2018](#) ⓘ

[2018 Annual Bill](#)

Unpaid

Tax Deed (see 2014)

[Tax Deed Application #220859](#)

Applied

05/24/2022

[2017](#) ⓘ

[2017 Annual Bill](#)

Unpaid

Tax Deed (see 2014)


[Tax Deed Application #220859](#)

Applied

05/24/2022

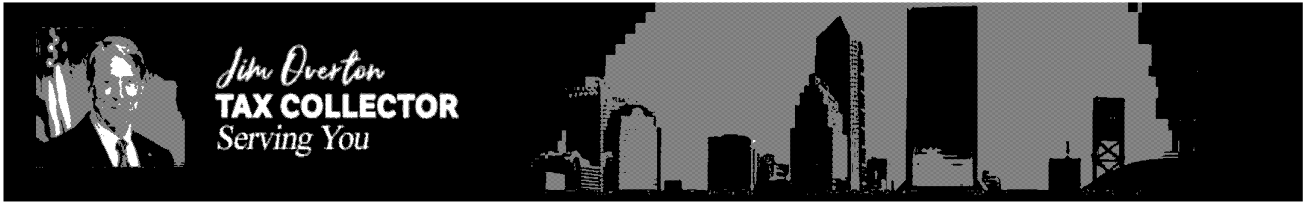
Total Amount Due

\$866.52

BILL	AMOUNT DUE	STATUS		ACTION
<u>2016 Annual Bill</u>		Unpaid		Tax Deed (see 2014)
<u>Tax Deed Application #220859</u>		Applied	05/24/2022	
<u>2015</u> ⓘ				
<u>2015 Annual Bill</u>		Unpaid		Tax Deed (see 2014)
<u>Tax Deed Application #220859</u>		Applied	05/24/2022	
<u>2014</u> ⓘ				
<u>2014 Annual Bill</u>	\$754.64	Unpaid		Tax Deed (see 2014)
<u>Tax Deed Application #220859</u>		Applied	05/24/2022	
<u>2013</u> ⓘ				
<u>2013 Annual Bill</u>	\$0.00	Paid		 Print (PDF)
<u>Certificate #5821</u>		Expired	05/28/2021	Face \$29.26, Rate 18%
Total Amount Due	\$866.52			

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.



Disclaimer: The Duval County Tax Collector is pleased to provide you with convenient online access to your Lien data. This web portal provides access 24 hours a day, 7 days a week. The information contained herein does not constitute a title search and should not be relied on as such. There may be additional balances that do NOT display on this website. The Amount Due is valid for the current month ONLY.

Enter Real Estate
Number

035679-0000

[Export to Excel](#) 

NBNL00000789	Nuisance	02/02/2000	\$1,234.73
990017960	Nuisance	06/25/1999	\$1,498.10
970028910	Nuisance	12/20/1996	\$1,801.70



DITCH LOTS LLC
336 LINDEN RD
SAINT AUGUSTINE, FL 32086

Primary Site Address
0 ELWOOD AVE
Jacksonville FL 32208

Official Record Book/Page
17992-01583

Title #
6326

0 ELWOOD AVE

Property Detail

RE #	035679-0000
Tax District	USD1
Property Use	9600 Waste Land
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00583 EDMONDSONS N SHORE GARDEN
Total Area	9273

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 Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$5,517.00	\$4,975.00
Land Value (Market)	\$735.00	\$735.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$6,252.00	\$5,710.00
Assessed Value	\$5,825.00	\$5,710.00
Cap Diff/Portability Amt	\$427.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$5,825.00	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
17992-01583	5/23/2017	\$100.00	QC - Quit Claim	Unqualified	Vacant
09771-01146	9/14/2000	\$6,200.00	SW - Special Warranty	Unqualified	Vacant
09580-01432	3/28/2000	\$100.00	TD - Tax Deed	Unqualified	Improved
04044-00925	11/12/1975	\$4,700.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	0	0	0	786.00	\$2,018.00
2	FCBC1	Fence Chain Barbed	0	0	0	113.00	\$2,957.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	9600	WASTE LAND	RLD-60	0.00	0.00	Common	0.21	Acreage	\$735.00	1	15-36 39-15-26E .22
										2	EDMONDSONSNORTH SHORE GARDENS
										3	LOTS 248,249,250(EX PT RECD
										4	O/RS 4905-280, 4935-833)

Buildings

No data found for this section

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	\$5,825.00	\$0.00	\$5,825.00	\$60.60	\$65.92	\$60.44
Urban Service Dist1	\$5,825.00	\$0.00	\$5,825.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$6,252.00	\$0.00	\$6,252.00	\$18.85	\$20.23	\$19.57
By Local Board	\$6,252.00	\$0.00	\$6,252.00	\$11.91	\$14.05	\$12.36
FL Inland Navigation Dist.	\$5,825.00	\$0.00	\$5,825.00	\$0.17	\$0.19	\$0.17
Water Mgmt Dist. SJRWMD	\$5,825.00	\$0.00	\$5,825.00	\$1.16	\$1.15	\$1.15
Urb Ser Dist1 Voted	\$5,825.00	\$0.00	\$5,825.00	\$0.00	\$0.00	\$0.00
			Totals	\$92.69	\$101.54	\$93.69
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$5,296.00	\$5,296.00	\$0.00	\$5,296.00		
Current Year	\$6,252.00	\$5,825.00	\$0.00	\$5,825.00		

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


2018

2017

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](#)

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

TAX DEED FILE #:

220859

LEGAL TITLE HOLDER:

Ditch Lots, LLC
336 Linden Rd
St. Augustine, FL 32086

LIEN HOLDER:

COJ Code Enforcement
214 N. Hogan St., 1st Floor
Jacksonville FL 32202

MORTGAGE:

None

VENDEE:

None

LIEN HOLDER WHO APPLIED TO TAX COLLECTOR TO RECEIVE NOTICE:

None

CONTIGUOUS:

LINDSEY BETSY
7235 ELWOOD AVE
JACKSONVILLE, FL 32208

BROWN GLORIA J
7229 ELWOOD AVE
JACKSONVILLE, FL 32208

BATTLE EARLENE
7217 ELWOOD AVE
JACKSONVILLE, FL 32208-398

PERSON TO WHOM PROPERTY ASSESSED TO ON LAST TAX ROLL:

Mailing Address Per Tax Collector:

No Address Provided

Mailing Address Per Property Appraiser:

Ditch Lots LLC
336 Linden Rd
Saint Augustine, FL 32086

Site Address:

0 Elwood Ave
Jacksonville, FL 32208

OTHERS TO NOTIFY:

None