

# Lots with Construction Loans Sales Report

*Duval County  
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**Metro Market Trends, Inc.**

*A Real Estate Information Company*

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The information contained herein has been compiled from documents and data furnished by county clerks, county property appraiser offices, applicable city governments, the State of Florida, and various private entities. This information is to be used for information purposes only. The research staff of Metro Market Trends, Inc. has categorized much of the source information using a proprietary computer based real estate analysis system. All information is believed to be reliable and every attempt is made to insure that all data is accurate. However, no liability is assumed for the accuracy or completeness of this information by Metro Market Trends, Inc. or the other data providers.

**SILVERTOWN**

Lot: PT OF 3 Grantee: NACANA PARTNERS LLC Grantor: BEATTIE GRENVILLE & ARTIENA ETAL  
 Block: 4 Unit: Addr 1: 8280 PRINCETON SQUARE BLVD W#100 Addr 2:  
 Phase: YrBlt Eff/Act: / JACKSONVILLE FL 32256 USA  
 Price: 35,000 Sqft Eff/HC: / \$ Sqft Eff/HC: 0 / 0 STR: 02202S26E Prop Ref/Map No:  
 RD/SD: 1/11/2016 12/15/2015 Book/Page: 17423 / 1090 Ownership %: RE Area: Z5Y2 Tax ID: 0647830000  
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE  
 Doc: SPECIAL WARRANTY DEED Trans: R NR: CA: JOHN T DEKLE PL  
 Mtg1: 38,100 Lender: FRANK T SPENCER MARITAL TRUST Type: CONV - FIXED

Parcel Address: -  
 Parcel Value: 39,588 Land Value: 38,220 Size: FF GIS Acres: 0.13  
 Ind Struc \$: 1,209 Ind Land \$: 33,791 Ind Struc \$ Sqft Eff/HC: 0 / 0  
 Hist Sales: 1) V/I: V Date: 2015/06 Price: \$100 Book/Page: 17189 / 470  
 2) V/I: V Date: 2004/06 Price: \$100 Book/Page: 11925 / 631

PT OF LOT 3 BLK 4 SILVERTOWN PLACE MORE DESC AS COMM AT NELY COR OF LOT 7 BLK 2 RIVERSIDE PARK PLACE PLAT SAID COR BEING ON SLY R/W OF ERNEST ST THEN S 07.37'50" W ...MORE...

**SPRINGFIELD**

Lot: S2 OF 3 Grantee: JWB REAL ESTATE CAPITAL LLC Grantor: BELLACOOP FUND LLC  
 Block: 56 Unit: Addr 1: 7563 PHILIPS HWY #109 Addr 2:  
 Phase: YrBlt Eff/Act: / JACKSONVILLE FL 32256 USA  
 Price: 31,000 Sqft Eff/HC: / \$ Sqft Eff/HC: 0 / 0 STR: 03702S26E Prop Ref/Map No: 6412  
 RD/SD: 1/14/2016 12/23/2015 Book/Page: 17427 / 968 Ownership %: RE Area: Z1Y1 Tax ID: 0719140000  
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE  
 Doc: GENERAL WARRANTY DEED Trans: R NR: CA: ELITE TITLE & ESCROW  
 Mtg1: 40,000 Lender: INDIVIDUAL Type: INDIV - FIXED

Parcel Address: 1919 HUBBARD ST - JACKSONVILLE FL 32206  
 Parcel Value: 7,639 Land Value: 7,639 Size: 35FF GIS Acres: 0.10  
 Ind Struc \$: 0 Ind Land \$: 31,000 Ind Struc \$ Sqft Eff/HC: 0 / 0  
 Hist Sales: 1) V/I: V Date: 2013/07 Price: \$440,000 Book/Page: 16449 / 465  
 2) V/I: V Date: 2013/07 Price: \$440,000 Book/Page: 16449 / 465

**S1/2 L3 B56 SPRINGFIELD**

Lot: E2 OF 8 Grantee: JWB REAL ESTATE CAPITAL LLC Grantor: BELLACOOP FUND LLC  
 Block: 61 Unit: Addr 1: 7563 PHILIPS HWY #109 Addr 2:  
 Phase: YrBlt Eff/Act: / JACKSONVILLE FL 32256 USA  
 Price: 31,000 Sqft Eff/HC: / \$ Sqft Eff/HC: 0 / 0 STR: 03702S26E Prop Ref/Map No: 6412  
 RD/SD: 1/26/2016 1/12/2016 Book/Page: 17439 / 1247 Ownership %: RE Area: Z1Y1 Tax ID: 0720600000  
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE  
 Doc: GENERAL WARRANTY DEED Trans: R NR: CA: ELITE TITLE & ESCROW  
 Mtg1: 40,000 Lender: INDIVIDUAL Type: INDIV - FIXED

Parcel Address: W 10TH ST - JACKSONVILLE FL 32206  
 Parcel Value: 9,234 Land Value: 9,234 Size: 36FF GIS Acres: 0.17  
 Ind Struc \$: 0 Ind Land \$: 31,000 Ind Struc \$ Sqft Eff/HC: 0 / 0  
 Hist Sales: 1) V/I: V Date: 2013/07 Price: \$440,000 Book/Page: 16449 / 465  
 2) V/I: V Date: 2013/07 Price: \$440,000 Book/Page: 16449 / 465

**E1/2 L8 B61 SPRINGFIELD**

**WATERS EDGE**

Lot: 4 Grantee: BROOKS DONNEAL M & JAMIE A Grantor: PHOENIX DEVELOPMENT OF NE FL  
 Block: Unit: Addr 1: 12526 WAGES WAY E Addr 2:  
 Phase: YrBlt Eff/Act: / JACKSONVILLE FL 32218 USA  
 Price: 75,000 Sqft Eff/HC: / \$ Sqft Eff/HC: 0 / 0 STR: 00301S27E Prop Ref/Map No: 7303  
 RD/SD: 1/8/2016 12/30/2015 Book/Page: 17421 / 2263 Ownership %: RE Area: Z7Y2 Tax ID: 1085221040  
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE  
 Doc: GENERAL WARRANTY DEED Trans: R NR: CA: D R REPASS ATTORNEY AT LAW  
 Mtg1: 407,300 Lender: PRIMELENDING Type: CONV - FIXED

Parcel Address: 2558 CAULEY LN - JACKSONVILLE FL 32218-7142  
 Parcel Value: 65,000 Land Value: 65,000 Size: 1 Lot/Tract GIS Acres: 1.37  
 Ind Struc \$: 0 Ind Land \$: 75,000 Ind Struc \$ Sqft Eff/HC: 0 / 0  
 Hist Sales: 1) V/I: V Date: 2013/08 Price: \$200,000 Book/Page: 16511 / 198  
 2) V/I: V Date: 2013/06 Price: \$165,000 Book/Page: 16411 / 2181

**L4 WATERS EDGE**

**WILLIAMS COASTAL BLVD HEIGHTS**

Lot: 7 & 8 Grantee: SHAPPY PAPPY LLC Grantor: BIENVENU SANDRA BUSH  
 Block: 4 Unit: Addr 1: 5 FAIRWAY LN Addr 2:  
 Phase: YrBlt Eff/Act: / JACKSONVILLE BEACH FL 32250 USA  
 Price: 175,000 Sqft Eff/HC: / \$ Sqft Eff/HC: 0 / 0 STR: 00403S29E Prop Ref/Map No: 9504  
 RD/SD: 1/27/2016 1/25/2016 Book/Page: 17440 / 1654 Ownership %: RE Area: Z2Y14 Tax ID: 1798680700  
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE  
 Doc: WARRANTY DEED Trans: R NR: CA: J RILEY WILLIAMS PLC  
 Mtg1: 442,500 Lender: MAINSAIL CAPITAL LLC Type: CONV - FIXED

Parcel Address:	1745 PULLIAN ST - JACKSONVILLE BEACH FL 32250-8109				
Parcel Value:	123,600	Land Value:	123,600	Size:	50FF
Ind Struc \$:	0	Ind Land \$:	175,000	Ind Struc \$ Sqft Eff/HC:	0 / 0
Hist Sales:	1) V/I: V	Date:	2007/04	Price:	\$195,000
	2) V/I:	Date:		Price:	\$0
				Book/Page:	14006 / 1056
				Book/Page:	0 / 0

L7 8 B4 WILLIAMS COASTAL BOULEVARD HEIGHTS

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Sample