

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

P H HART ENTERPRISES LLC
 2642 ROSSELLE ST UNIT 9
 JACKSONVILLE, FL 32204

Primary Site Address
 2642 ROSSELLE ST
 Jacksonville FL 32204-

Official Record Book/Page
 15505-01885

Tile #
 6422

2642 ROSSELLE ST
 Property Detail

RE #	065193-0000
Tax District	USD1
Property Use	4899 Warehouse/Flex Space
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01064 RIVERSIDE R. I. COS ADDN
Total Area	55680
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$113,170.00	\$198,048.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$566,500.00	\$749,200.00
Assessed Value	\$362,032.00	\$398,235.00
Cap Diff/Portability Amt	\$204,468.00 / \$0.00	\$350,965.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$362,032.00	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
15505-01885	12/28/2010	\$100.00	SW - Special Warranty	Unqualified	Improved
14495-02027	5/6/2008	\$451,800.00	WD - Warranty Deed	Unqualified	Improved
12604-01252	6/27/2005	\$550,000.00	WD - Warranty Deed	Qualified	Improved
09908-00719	2/14/2001	\$100.00	WD - Warranty Deed	Unqualified	Improved
08187-01067	10/2/1995	\$100.00	WD - Warranty Deed	Unqualified	Improved
08092-02375	5/17/1995	\$100.00	QC - Quit Claim	Unqualified	Improved
07262-00437	1/29/1992	\$54,000.00	WD - Warranty Deed	Unqualified	Improved
06805-01899	11/28/1989	\$93,000.00	CT - Certificate of Title	Unqualified	Improved
01482-00401	1/1/1899	\$100.00	MS - Miscellaneous	Unqualified	Unknown

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	1	0	0	110.00	\$554.00
2	FCBC1	Fence Chain Barbed	1	0	0	370.00	\$2,105.00
3	PVCC1	Paving Concrete	1	0	0	1,040.00	\$7,592.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	56,585.00	Square Footage	\$198,048.00

Legal

LN	Legal Description
1	5-47 22-2S-26E 1.299
2	R I CO S ADDN TO RIVERSIDE
3	LOTS 7,8,9 BLK 13,
4	PT GOVT LOT 1 RECD O/R 15505-1885

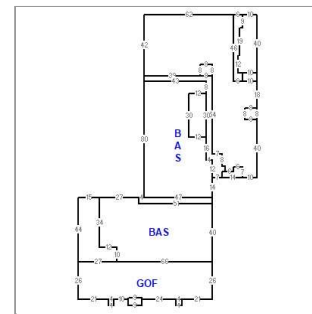
Buildings

Building 1
 Building 1 Site Address
 2642 ROSSELLE ST Unit
 Jacksonville FL 32204-

Building Type	4809 - WHSE FLEX
Year Built	1948
Building Value	\$433,987.00

Type	Gross Area	Heated Area	Effective Area
Base Area	4388	4388	4388
Interior Build Out A	524	524	655
Base Area	3184	3184	3184
Average Office	474	474	948
Interior Build Out A	202	202	252
Minimum Office	360	360	396
Canopy	45	0	18
Canopy	16	0	6
Canopy	16	0	6
Good Office	2409	2409	6022
Fair Office	780	780	1365
Base Area	3108	3108	3108
Interior Build Out A	204	204	255
Interior Build Out D	74	74	148
Interior Build Out D	64	64	128
Interior Build Out D	60	60	120
Fair Office	64	64	112
Total	15972	15895	21111

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	4	4 Wood Truss
Roofing Cover	2	2 Rolled Comp
Interior Wall	5	5 Drywall
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	4	4 D-Wood Frame



Element	Code	Detail
Baths	19.000	
Stories	1.000	
Rooms / Units	8.000	
Avg Story Height	11.000	
Restrooms	8.000	

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$398,235.00	\$0.00	\$398,235.00	\$4,097.08	\$4,506.79	\$4,364.66
Urban Service Dist1	\$398,235.00	\$0.00	\$398,235.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$749,200.00	\$0.00	\$749,200.00	\$1,803.17	\$2,316.53	\$2,359.23
By Local Board	\$749,200.00	\$0.00	\$749,200.00	\$1,273.49	\$1,684.20	\$1,658.28
FL Inland Navigation Dist.	\$398,235.00	\$0.00	\$398,235.00	\$10.43	\$11.47	\$10.59
Water Mgmt Dist. SJRWMD	\$398,235.00	\$0.00	\$398,235.00	\$64.91	\$71.40	\$67.14
School Board Voted	\$749,200.00	\$0.00	\$749,200.00	\$566.50	\$749.20	\$749.20
Urb Ser Dist1 Voted	\$398,235.00	\$0.00	\$398,235.00	\$0.00	\$0.00	\$0.00
			Totals	\$7,815.58	\$9,339.59	\$9,209.10

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$566,500.00	\$362,032.00	\$0.00	\$362,032.00
Current Year	\$749,200.00	\$398,235.00	\$0.00	\$398,235.00

2024 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.

2023

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](#)