

820, 828, 902, 904, & 910
2nd St N, Jacksonville Beach

\$11,500,000



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**PRIME REDEVELOPMENT SITE IN THE HEART OF JACKSONVILLE BEACH
FOUR FULLY OCCUPIED MULTI-FAMILY BUILDINGS
32 UNITS JUST STEPS FROM THE OCEAN**



**2 Lots Included:
0.57 Acres**



**4 Multi-family
Buildings**



**16 1 bed, 1 bath
units**



**16 Efficiency
Units**



**5th Building:
Office or workshop**

Property Summary

This offering includes four solid concrete buildings across two separately deeded parcels totaling 32 rental units, all fully occupied with private parking and flexible lease terms. A fifth building serves as office or workshop. Zoned JC-1 and surrounded by restaurants, shops, and hotels, the properties offer strong income, redevelopment potential in an unbeatable location.



JENA DENNIS

**JenaDennis@GERealty.us
904 806 4274**



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We can sell Your Home or Business & Everything in it!

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Property Lines and Parking

The offering includes two separately deeded parcels, each improved with two concrete block multifamily buildings. One parcel has an additional office or workshop building.

The properties, located one block apart and divided by 8th Avenue North, each offer street frontage along 2nd Street North. Together, they provide a total of 14 exclusive parking spaces—7 per parcel—making them the only properties on 2nd Street North with private parking. In addition, supplemental parking is available along the sides of both lots. This parking arrangement enhances tenant satisfaction and supports potential future uses, including redevelopment into mixed-use or upgraded multifamily configurations.



Jena Dennis - 904 806 4274 - JenaDennis@GERealty.us



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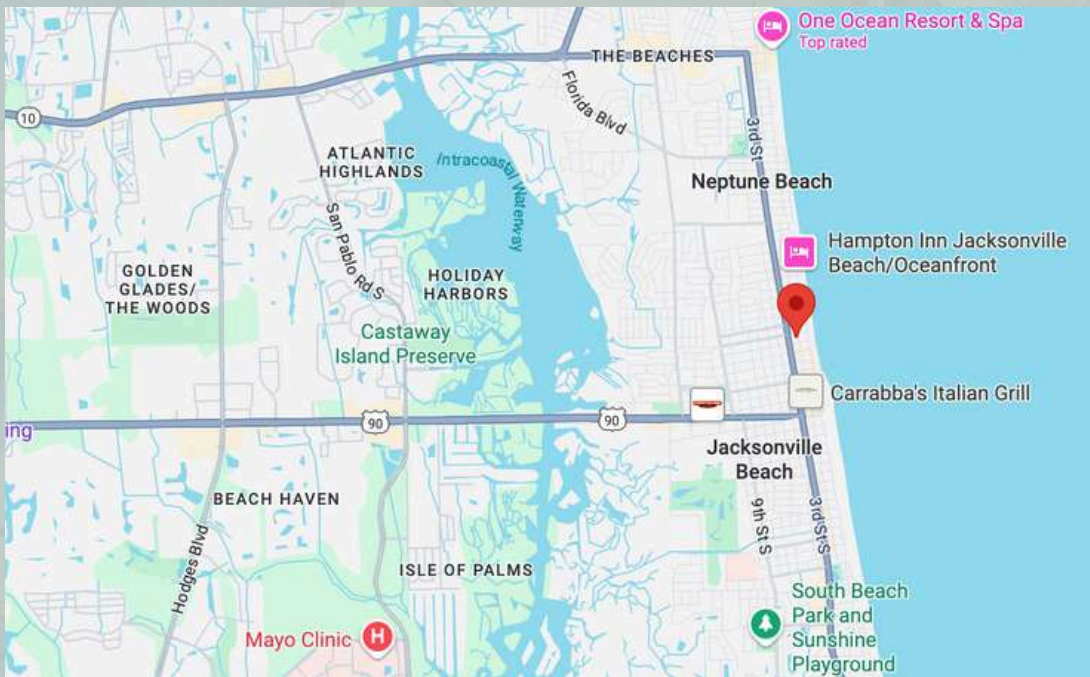
Location

Situated in the heart of Jacksonville Beach, just two blocks from the Atlantic Ocean and three blocks from the iconic Jacksonville Beach Pier.

This property offers an unbeatable coastal location in one of Northeast Florida's most vibrant and sought-after communities.



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Surrounding Area

Surrounded by a dynamic mix of popular restaurants, retail, entertainment venues, and beachfront amenities, the area is known for its walkability, strong tourist appeal, and year-round local activity.

With close proximity to major roadways and Jacksonville's urban core, this location provides both convenience and lifestyle—making it highly attractive to residents, investors, and developers alike.



- Hampton Inn Jacksonville Beach/Oceanfront (~0.2 mi)
- Margaritaville Jacksonville Beach (~0.2 mi)
- Best Western Oceanfront (~0.2 mi)
- Courtyard by Marriott Jacksonville Beach Oceanfront (~0.3 mi)
- Casa Marina Hotel – boutique beachfront hotel (~0.3 mi)
- SpringHill Suites by Marriott Jacksonville Beach Oceanfront (~0.3 mi)
- Holiday Inn Express Jacksonville Beach by IHG (~0.5 mi)



- Jacksonville Beach Fishing Pier (~0.2 mi)
- Jacksonville Beach Shoreline (~0.1 mi)
- Adventure Landing Jacksonville Beach (~0.3 mi)
- Seawalk Pavilion (~0.2 mi)
- Local surf shops and beach boutiques (~0.2 mi)
- Beaches Museum & Arts Market (~0.5 mi)
- Public beach volleyball courts (~0.1 mi)
- Water activity rental shops (kayaks, paddleboards, surf lessons) (~0.2 mi)



- The Brix Taphouse – Craft beers, pub food, brunch, cocktails (~0.05 mi)
- Refinery Restaurant – Upscale casual dining, ocean views (~0.15 mi)
- Sandbar Jacksonville Beach – Beachfront dining, cocktails (~0.2 mi)
- Dockside Seafood Restaurant – Casual seafood, marsh view (~0.2 mi)
- Hoptinger Bier Garden & Sausage House – Beachside gastropub (~0.25 mi)



- Native Sun Natural Foods Market – groceries, deli & smoothies (~0.2 mi)
- Trader Joe's – Specialty and everyday essentials (~0.6 mi)
- Lil' Champ Food Store – Convenience, basic grocery needs (~0.7 mi)
- Walgreens Pharmacy – with 24-hour convenience (~0.1 mi)
- North Beaches Pharmacy – Locally owned (~0.3 mi)



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Exterior Features

Each building is constructed with durable concrete block and concrete roofing, offering long-term resilience in the coastal environment.



The flat concrete roofs are low maintenance, and the exteriors of the buildings have been maintained with an elastomeric coating for enhanced weather protection. The exteriors were repainted approximately eight years ago using high-quality, UV-resistant elastomeric primer and paint, providing both aesthetic appeal and added durability against the elements.



The properties also include a larger and a smaller separate accessory structure at the rear of the lots offering potential for future use as laundry facilities, tenant storage, or on-site management offices. The buildings' solid construction and thoughtful exterior maintenance ensure they remain attractive, low-maintenance assets in a high-demand beachside location.



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Interior Features

Each multi-family building contains eight rental units, thoughtfully divided between four efficiency apartments and four one-bedroom, one-bath units.

The interiors have been updated to enhance comfort and functionality, featuring new window-mounted air conditioning units, modern water heaters, and upgraded electrical panels. Significant improvements have also been made to the plumbing and electrical systems, ensuring long-term performance and reduced maintenance costs.



All units are individually metered for electricity, while water, sewer, and trash collection are included in the rent—streamlining utility management for tenants and ownership.

The apartments offer efficient, livable floor plans with updated kitchens and appliances, creating inviting living spaces that appeal to a variety of tenants. Durable finishes and easy-to-maintain materials have been used throughout, ideal for both short- and long-term occupancy.

A mix of month-to-month and one-year leases is currently in place, providing stable cash flow while offering flexibility for repositioning or future renovations. There is plenty of room for rental increases and restructuring upon the sale of the property.



These well-maintained interiors support strong occupancy rates and provide a solid foundation for continued rental income or value-add opportunities.



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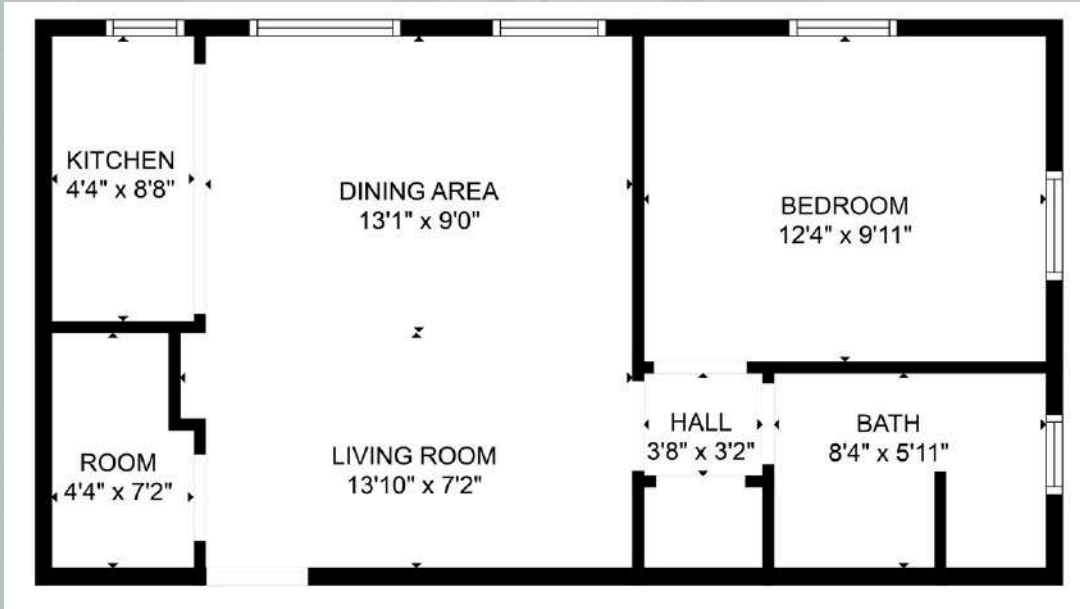


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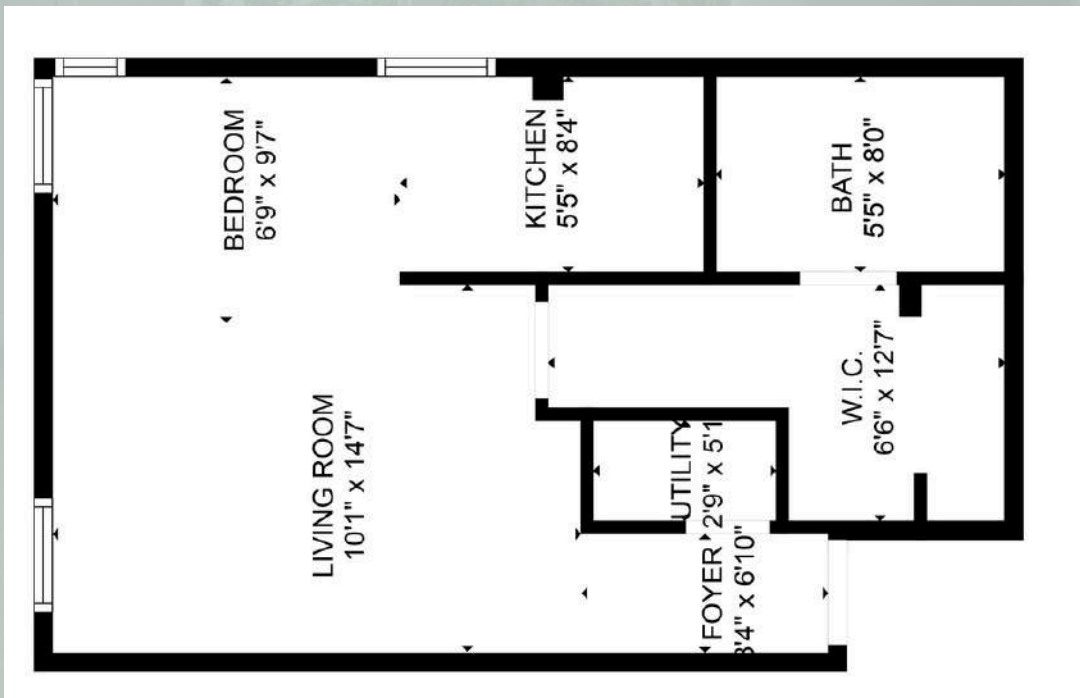
Floor Plans

There are four 1 bed, 1 bath units and four efficiency units in each building.

One Bed and One Bath Units - 16 Total



Efficiency Units - 16 Total



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Zoning JC-1

The Duval County Property Appraiser uses its own coding system (like JC-1, JR-2, etc.) to categorize and sort parcels across all municipalities in Duval County – including Jacksonville, Jacksonville Beach, Atlantic Beach, Neptune Beach, and Baldwin

The City of Jacksonville Beach itself doesn't use "JC-1" in its zoning ordinances – it uses "C-1" in the Land Development Code (LDC). However, on the property appraiser's website, JC-1 = Jacksonville Beach's C-1 zone.

VJV/TD... 1:18 PM

Jacksonville Beach - FL Code of Ordinances

Sec. 34-342. - Commercial limited: C-1.

- (a) *Purpose.* The commercial limited (C-1) zoning district is intended to implement the commercial land use district in the comprehensive plan. It is intended to apply to commercial areas that can exist within close proximity to residential areas without creating an adverse effect on the development and character of such areas.
- (b) *Permitted uses.* The following uses, not to exceed fifty thousand (50,000) square feet in gross floor area for single or multiple use buildings or developments, are permitted as of right in the C-1 zoning district. Buildings or developments containing single or multiple uses listed herein and which exceed fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to [section 34-348](#) planned unit development: PUD district standards and procedures.
- (1) Business and professional offices as follows: Building contractors and subcontractors (no storage of vehicles, material or equipment); veterinary services for animal specialties; landscape architects; doctors, dentists, home health care services, and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services.
 - (2) Bakery products manufacturing, in conjunction with the retail sale of the bakery products on the same site.
 - (3) Jewelry and leather products manufacturing, in conjunction with the retail sale of the manufactured products on the same site.
 - (4) Travel agencies.
 - (5) Business offices for communications and utility services (no storage of vehicles, materials, or equipment).
 - (6) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise; food; apparel and accessories; home furniture, furnishing and equipment stores; non-prescription drugs; used merchandise; miscellaneous shopping goods; fuel dealers; florists; tobacco and newsstands; optical goods; and miscellaneous retail goods.
 - (7) Restaurants, except drive-ins; and outdoor restaurants less than or equal to two hundred fifty (250) square feet if alcohol is not served.
 - (8) Financial institutions, insurance and real estate offices.
 - (9) Hotels and motels.
 - (10) Rooming and boarding houses.
 - (11) Personal service establishments as follows: Laundry, cleaning and garment services; photography studios; beauty and barber shops; shoe repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.



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Zoning JC-1



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Business service establishments as follows: Advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; building services; medical and other equipment rental and leasing; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.

- (13)Automotive rental and leasing.
 - (14)Electrical repair shops and watch, clock and jewelry repair shops.
 - (15)Motion pictures theaters, except drive-in, and video tape rental.
 - (16)Amusement and recreation services as follows: Dance studios and schools; bowling centers; physical fitness facilities; coin operated amusement devices; and membership sports and recreation clubs.
 - (17)Medical and dental laboratories.
 - (18) Child day care services.
 - (19) Adult day care services.
 - (20)Museums and art galleries.
 - (21)Membership organizations, including religious organizations.
 - (22)Government use.
 - (23)Type I home occupations.
 - (24)Auxiliary dwelling unit.
 - (25)Miscellaneous repair shops and related services as follows: Camera, luggage, sewing machine, musical instrument, and precision instrument repair, piano and organ tuning and repair, locksmith, gunsmith, picture framing, and china and pottery decorating and firing to individual order.
 - (26)Mobile food dispensing vehicle as defined in and in accordance with the provisions of section 12-33 Mobile Food Dispensing Vehicles of Chapter 12 Food and Food Products of this Code of Ordinances.
 - (27)Short-term vacation rentals.
- (c) *Accessory uses.* The following uses are permitted as accessory uses in the C-1 zoning district.
- (1) Any use customarily accessory to the permitted and conditional uses in the C-1 zoning district.
- (d) *Conditional uses.* The following uses are permitted as conditional uses in the C-1 zoning district, subject to the standards and procedures established in section 34-221 et seq.
- (1) Job or quick print commercial printing.
 - (2) Motor vehicle dealers, new and/or used; auto and home supply stores; gasoline service stations; and boat, recreational vehicle and motorcycle dealers.



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Zoning JC-1



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- (3) Bar, lounge, nightclub, tavern or other drinking place.
 - (4) Package liquor store.
 - (5) Camps and recreational vehicle parks.
 - (6) Carwashes and automotive repair; except top, body and upholstery repair and paint shops.
 - (7) Funeral homes.
 - (8) Drive in motion picture theaters.
 - (9) Amusement parks.
 - (10) Hospitals, and nursing and personal care facilities.
 - (11) Essential public services.
 - (12) Educational services.
 - (13) Golf courses.
 - (14) Cemeteries.
 - (15) Multiple family dwellings, subject to section 34-339 residential, multiple family: RM-1, except that the maximum building height shall be determined in accordance with paragraph (e)(6) of section 34-342, and that for properties located east of 3rd Street, the minimum lot size shall be determined in accordance with paragraph (e)(3)a. of section 34-340.
 - (16) Mobile home parks.
 - (17) Commercial recreation facilities such as shooting galleries, outdoor skating rinks, amusement parks, go kart tracks, miniature golf courses and similar outdoor uses.
 - (18) Type II home occupations.
 - (19) Microbrewery.
 - (20) Outdoor restaurants or bars.
 - (21) Miscellaneous repair shops and related services as follows: Taxidermist, lawnmower repair, and window and blind fabrication and repair.
 - (22) Pharmacy.
 - (23) Medical marijuana treatment center dispensing facilities.
- (e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the C-1 Zoning District.
- (1) *Minimum lot area:* None.
 - (2) *Minimum lot width:* None.
 - (3) *Minimum yards:*
 - a. *Front yard:* Ten (10) feet.
 - b.



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Side yard: None, except where adjacent to streets. If adjacent to a street the side yard on the corner shall be ten (10) feet.

c.Rear yard: None. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.

(4)*Floor area:* None.

(5)*Maximum lot coverage:* Eighty-five (85) percent.

(6)*Height:* Thirty-five (35) feet.

(f)*Off-street parking and loading.* The off-street parking and loading standards for the C-1 zoning district are found in Article VIII, Division 1.

(g)*Supplemental standards.* The supplemental standards for the C-1 zoning district are found in Article VIII, Division 2.

(h)*Landscape standards.* The landscape standards for the C-1 zoning district are found in Article VIII, Division 3.

(i)*Sign standards.* The sign standards for the C-1 zoning district are found in Article VIII, Division 4.

(j)*Environmental standards.* The environmental standards for the C-1 zoning district are found in Article VIII, Division 5.

(k)*Prohibited use.* The business of outdoor advertising.

(Ord. No. 7500, § 7.2(G), 8-19-91; Ord. No. 96-7681, § 2, 10-21-96; Ord. No. 96-7689, § 2, 12-16-96; Ord. No. 97-7695, § 1, 2-3-97; Ord. No. 99-7774, § 4, 10-18-99; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2002-7838, § 2, 7-15-02; Ord. No. 2003-7860, §§ 3, 4, 10-6-03; Ord. No. 2003-7861, § 1, 10-6-03; Ord. No. 2005-7899, § 4, 4-4-05; Ord. No. 2005-7904, § 1, 6-20-05; Ord. No. 2011-7999, § 1, 5-16-11; Ord. No. 2014-8042, § 2, 2-3-14; Ord. No. 2015-8065, § 10, 12-7-15; Ord. No. 2018-8104, § 3, 2-19-18; Ord. No. 2019-8118, § 10, 9-16-19; Ord. No. 2020-8145, § 4, 9-21-20; Ord. No. 2021-8168, § 3, 2-7-22)



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Highest & Best Use

Redevelopment Inspiration – Unlock the Property’s Full Potential

The following examples illustrate potential highest and best uses for this unique Jacksonville Beach property, based on its location, zoning (JC-1), and existing layout.

These concepts are provided for inspirational purposes only. Buyers are solely responsible for conducting their own due diligence, permitting research, and verifying zoning and land use regulations with the appropriate municipal authorities.

1. Mixed-Use Beachside Development

Redevelop the site into a three-story mixed-use building with ground-floor retail or café spaces and short-term vacation rentals or modern apartments above. This capitalizes on walkability, tourist traffic, and the demand for flexible lodging near the ocean. The JC-1 zoning supports this type of vertical integration and enhances income diversity.



2. Boutique Hotel or Coastal Micro-Resort

Convert or rebuild the property into a boutique hotel or extended-stay coastal inn with 25–30 units, featuring on-site amenities such as a café, bike/surf rentals, rooftop lounge, or co-working space. With proximity to the beach and local attractions, this use maximizes nightly rates while complementing Jacksonville Beach’s tourism market.



3. Modern Coastal Apartment Complex

Reimagine the site as a class A multifamily complex, replacing the existing buildings with a modern, amenity-rich apartment development that offers luxury one-bedroom and studio units, on-site parking, and optional short-term rental units. This would cater to young professionals, digital nomads, and seasonal residents drawn to the beach lifestyle.



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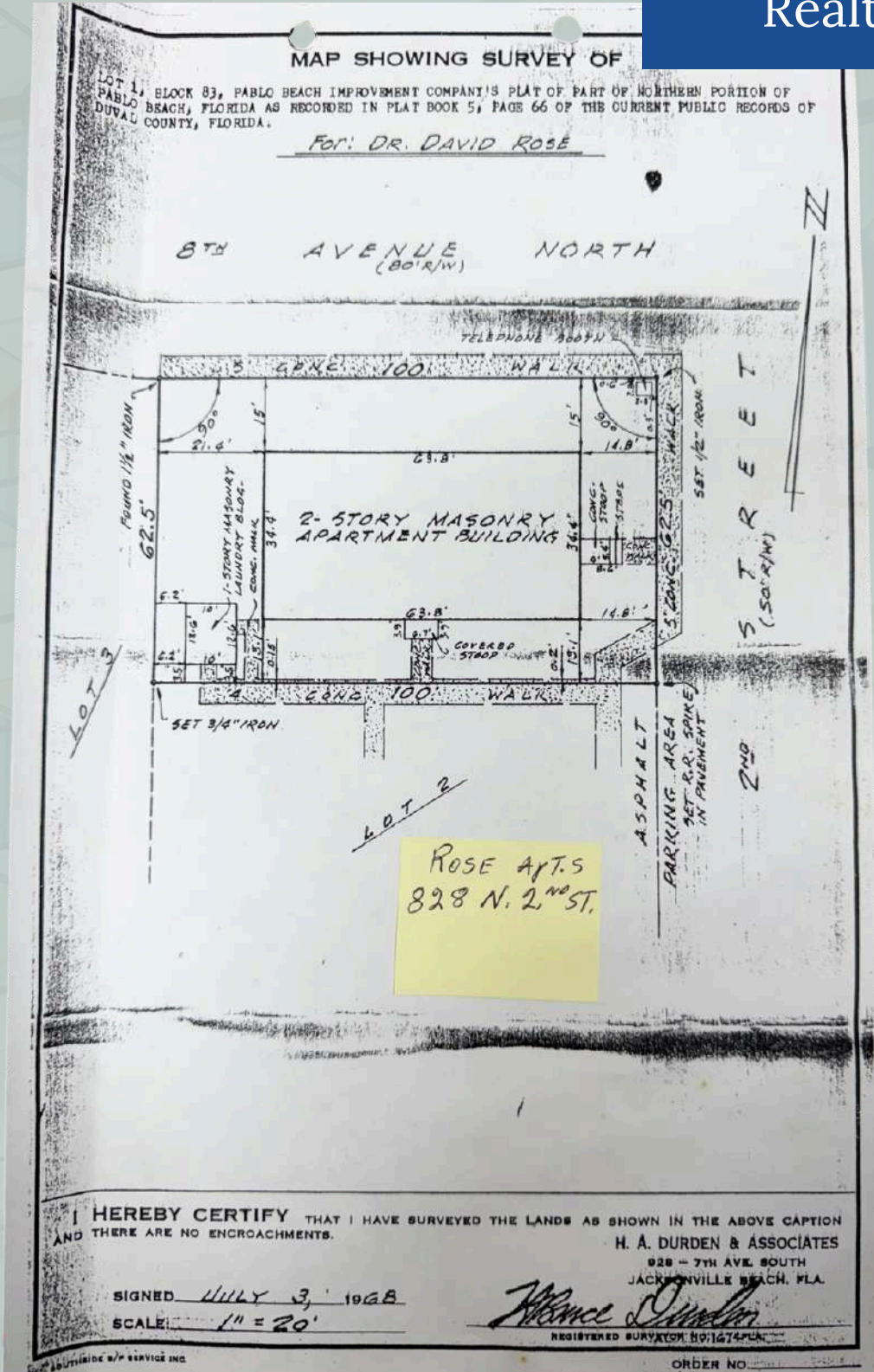


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Survey 828 N 2nd St

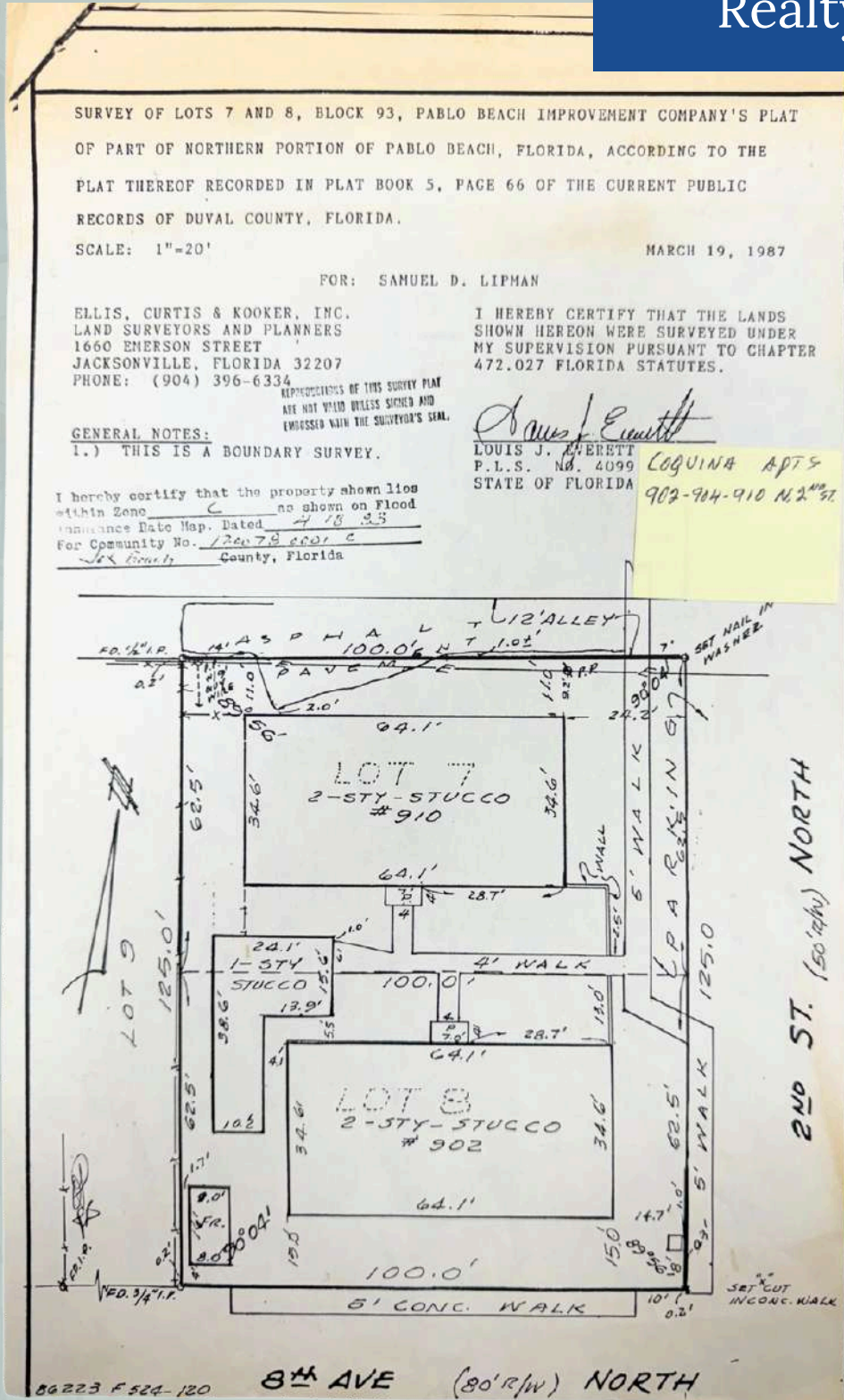


820, 828, 902, 904, & 910
2nd St N, Jacksonville Beach



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Survey 903, 904 & 910 N 2nd St



820, 828, 902, 904, & 910
2nd St N, Jacksonville Beach



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Tax 2024: 828 N 2nd St



2024 PAID REAL ESTATE

NOTICE OF AD VALOREM & NON-AD VALOREM ASSESSMENTS
JIM OVERTON, TAX COLLECTOR

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

ACCOUNT NUMBER: 174347-0020

ESCROW CODE/COMPANY :

RAMP REALTY OF FLORIDA INC
821 SAINT JOHNS BLUFF RD N
JACKSONVILLE, FL 32225-8331

LOCATION ADDRESS: 828 N 2ND ST,
JACKSONVILLE BEACH,
32250-

LEGAL DESCRIPTION: 5-66 33-2S-29E .286
PABLO BEACH NORTH R/P
LOTS 1,2 BLK 83

AD VALOREM TAXES FOR REAL ESTATE						
TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	1,240,400	0	1,240,400	8.0262	9,955.70	
ST JOHNS RIVER WTR MGM	1,240,400	0	1,240,400	0.1793	222.40	
FL INLAND NAVIGATION	1,240,400	0	1,240,400	0.0288	35.72	
USD2-JAX BEACH	1,240,400	0	1,240,400	3.9947	4,955.03	
SCHOOLS	1,240,400	0	1,240,400	0.7480	927.82	
SCH DISCRETIONARY	1,240,400	0	1,240,400	1.5000	1,860.60	
SCH CAPITAL OUTLAY	1,240,400	0	1,240,400	3.0920	3,835.32	
SCHOOLS-LOCAL	1,240,400	0	1,240,400	1.0000	1,240.40	
SCHOOLS-VTR APPRVD	1,240,400	0	1,240,400			
AD VALOREM TOTALS			MILL CODE: USD	18.5690	\$23,032.99	
ADDITIONAL FEES					0.00	

NON-AD VALOREM ASSESSMENTS FOR SERVICES		REMARKS:
LEVYING AUTHORITY	AMOUNT \$	
		PAYMENTS MUST BE MADE IN US FUNDS.
NON-AD VALOREM TOTALS		\$0.00

IF PAID BY:	Nov 30, 2024			
PLEASE PAY ONE AMOUNT:	\$0.00			

DUVAL COUNTY 2024 PAID REAL ESTATE

ACCOUNT NUMBER : 174347-0020

MAKE CHECKS PAYABLE TO:
DUVAL COUNTY TAX COLLECTOR

ESCROW CODE/COMPANY:

LOCATION ADDRESS: 828 N 2ND ST,
JACKSONVILLE BEACH,
32250-

ALTERNATE KEY: 1360222

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Nov 30, 2024	\$0.00
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 174347-0020	

JIM OVERTON, TAX COLLECTOR
PO BOX 44009
JACKSONVILLE, FL 32231-4009

11/19/2024
RAMP REALTY OF FLORIDA INC

007-25-00940765
-22111.67

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

RETURN WITH PAYMENT



820, 828, 902, 904, & 910
2nd St N, Jacksonville Beach

Tax 2024: 902 N 2nd St



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2024 PAID TANGIBLE
NOTICE OF AD VALOREM & NON-AD VALOREM ASSESSMENTS
JIM OVERTON, TAX COLLECTOR

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

ACCOUNT NUMBER: 809875-0000

LOCATION ADDRESS: 902 N 2ND ST 910,
JACKSONVILLE BEACH,
32250

RAMP REALTY OF FLA INC
COQUINA MOTEL APTS
821 N ST JOHNS BLUFF RD
JACKSONVILLE, FL 32225-8331

AD VALOREM TAXES FOR TANGIBLE PERSONAL PROPERTY (TPP)						
TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE			29,494	8.0262	236.72	
ST JOHNS RIVER WTR MGM	54,494	25,000	29,494	0.1793	5.29	A1
FL INLAND NAVIGATION	54,494	25,000	29,494	0.0288	0.85	
USD2-JAX BEACH	54,494	25,000	29,494	3.9947	117.82	
SCHOOLS	54,494	25,000	29,494	0.7480	22.06	
SCH DISCRETIONARY	54,494	25,000	29,494	1.5000	44.24	
SCH CAPITAL OUTLAY	54,494	25,000	29,494	3.0920	91.20	
SCHOOLS-LOCAL	54,494	25,000	29,494	1.0000	29.49	
SCHOOLS-VTR APPRVD	54,494	25,000	29,494			
AD VALOREM TOTALS			MILL CODE: USD2	18.5690	\$547.67	

REMARKS:
PAYMENTS MUST BE MADE IN US FUNDS.

IF PAID BY:	Nov 30, 2024			
PLEASE PAY ONE AMOUNT:	\$0.00			

DUVAL COUNTY 2024 PAID TANGIBLE

ACCOUNT NUMBER : 809875-0000

LOCATION ADDRESS: 902 N 2ND ST 910,
JACKSONVILLE BEACH,
32250

ALTERNATE KEY: 5001596

MAKE CHECKS PAYABLE TO:
JIM OVERTON, TAX COLLECTOR

IF PAID BY: Nov 30, 2024	PLEASE PAY ONE AMOUNT: \$0.00
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER: 809875-0000	

JIM OVERTON, TAX COLLECTOR
PO BOX 44009
JACKSONVILLE, FL 32231-4009

11/19/2024
-525.76

007-25-00940742
RAMP REALTY OF FLORIDA INC

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

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820, 828, 902, 904, & 910
2nd St N, Jacksonville Beach

Tax 2024: 910 N 2nd St



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2024 PAID REAL ESTATE

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JIM OVERTON, TAX COLLECTOR

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

ACCOUNT NUMBER: 174440-0020

ESCROW CODE/COMPANY :

RAMP REALTY OF FLA INC
821 SAINT JOHNS BLUFF RD N
JACKSONVILLE, FL 32225-8331

LOCATION ADDRESS: 910 N 2ND ST,
JACKSONVILLE BEACH,
32250-
LEGAL DESCRIPTION: 5-66 28-2S-29E .286
PABLO BEACH NORTH R/P
LOTS 7,8 BLK 93

AD VALOREM TAXES FOR REAL ESTATE						
TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE						
ST JOHNS RIVER WTR MGM	1,349,830	0	1,349,830	8.0262	10,834.01	
FL INLAND NAVIGATION	1,349,830	0	1,349,830	0.1793	242.02	
USD2-JAX BEACH	1,349,830	0	1,349,830	0.0288	38.88	
SCHOOLS	1,349,830	0	1,349,830	3.9947	5,392.17	
SCH DISCRETIONARY	1,592,900	0	1,592,900	0.7480	1,191.49	
SCH CAPITAL OUTLAY	1,592,900	0	1,592,900	1.5000	2,389.35	
SCHOOLS-LOCAL	1,592,900	0	1,592,900	3.0920	4,925.25	
SCHOOLS-VTR APPRVD	1,592,900	0	1,592,900	1.0000	1,592.90	
AD VALOREM TOTALS				MILL CODE: USD 18.5690	\$26,606.07	
ADDITIONAL FEES					0.00	
NON-AD VALOREM ASSESSMENTS FOR SERVICES			REMARKS:			
LEVYING AUTHORITY	AMOUNT \$		PAYMENTS MUST BE MADE IN US FUNDS.			
NON-AD VALOREM TOTALS		\$0.00				
IF PAID BY:	Nov 30, 2024					
PLEASE PAY ONE AMOUNT:	\$0.00					

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

DUVAL COUNTY 2024 PAID REAL ESTATE

ACCOUNT NUMBER : 174440-0020

ESCROW CODE/COMPANY:

LOCATION ADDRESS: 910 N 2ND ST,
JACKSONVILLE BEACH,
32250-

ALTERNATE KEY: 1360303

MAKE CHECKS PAYABLE TO:

DUVAL COUNTY TAX COLLECTOR

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Nov 30, 2024	\$0.00
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 174440-0020	

RETURN WITH PAYMENT

JIM OVERTON, TAX COLLECTOR
PO BOX 44009
JACKSONVILLE, FL 32231-4009

11/19/2024
RAMP REALTY OF FLORIDA INC

007-25-00940742
-25541.83



820, 828, 902, 904, & 910
2nd St N, Jacksonville Beach

Overview

This rare multifamily offering includes two separately deeded parcels with a total of 5 buildings just steps from the ocean and Jacksonville Beach Pier.

Together, the properties feature four solid concrete multifamily buildings totaling 32 updated rental units (efficiencies and one-bedrooms), each with modern kitchens, upgraded plumbing and electrical systems, new A/C units, and individual electric metering. In addition, one parcel features a 5th building ideal as an office or workshop.



Zoned JC-1 (Commercial Limited), the site offers excellent flexibility for continued multifamily income, mixed-use redevelopment, or long-term appreciation in one of Northeast Florida's most walkable and desirable coastal markets.

Each parcel includes 7 dedicated parking spaces—rare for the area—and sits on a well-maintained lot with an accessory structure ideal for future laundry, storage, or management use. With a mix of stable tenants on both month-to-month and annual leases, strong current income, and prime location near restaurants, shops, and entertainment, this is a turn-key investment with multiple paths for future growth.

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