



Lisc. RE Broker - AB3381 - AU1340

12472 Lake Underhill Rd  
Orlando, FL 32828  
Office: 407-275-6853  
www.ewaldauctions.com

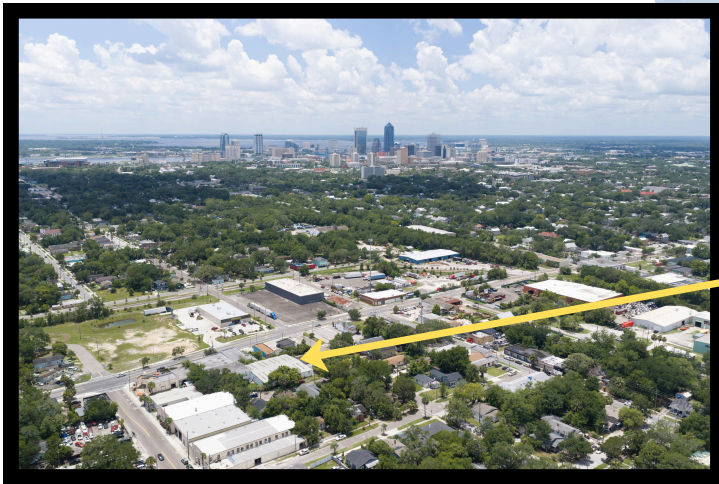
REAL ESTATE ONLINE AUCTION  
**BIDDER INFORMATION PACKAGE**  
REAL ESTATE & PERSONAL PROPERTY

**BIDDING OPENS: JUNE 27 @ NOON**  
**BIDDING CLOSES: JULY 6 @ NOON**

1817 Florida Avenue, Jacksonville, Florida 32206

**Knopf & Sons Bindery**

Approx 1.2 ± Acres - Multiple Buildings  
Binding Equipment and Inventory



**Auctioneer's Note:**

After being in business since 1964, we have made the difficult decision to close our doors and liquidate the company, including the following real estate and personal property. Ewald Auctions has been authorized to sell these assets at Public Auction. The Real Estate will be sold Subject to Seller's Confirmation. The personal property and equipment is being sold pursuant to Court Order and sold to the **Highest Bidder, Regardless of Price!**

This information was obtained from sources deemed to be reliable. However, no warranties or representations, express or implied are made as to the accuracy of information contained herein.



# Knopf Family Real Estate

After being in business since 1964, we have made the difficult decision to close our doors and liquidate the company, including the following real estate. Ewald Auctions has been authorized to sell this real estate at Public Auction.

The Real Estate will be sold **Subject to Seller's Confirmation.**

## Real Estate

**On-Line Auction opens**

**Saturday, June 27 @ Noon.**

**On-Line Auction closes**

**Monday, July 6 @ Noon.**

**Inspection on Friday, May 15 @ 10am – 2pm and by Appointment ONLY.**

**LOCATION: 1817 Florida Avenue, Jacksonville, FL 32206**

## **Property Features:**

- Approx. 1.02<sup>±</sup> acres
- Multiple buildings/warehouse buildings totaling 22,000<sup>±</sup> sq ft
  - Main warehouse (10,668<sup>±</sup> sq ft)
  - Warehouse building (9,074<sup>±</sup> sq ft)
  - Warehouse building (2,424<sup>±</sup> sq ft)
- Current Zoning: **Commercial CCG-2**
- PIN#s 113995-0000, 113998-0000, 114016-0000, and 114021-0000.
- City water and sewer
- 3,100 AADT per DOT (on E Eighth Avenue)

## **Property Amenities**

- Frontage on E 8<sup>th</sup> Street, Florida Asvenue, and Sylvan Court
- Springfield area North of downtown
- 0.3 mile to US 1 entrance ramp
- 1.5 miles to I-95 entrance ramp
- 1.7 miles to Port of Jacksonville
- 1.9 miles to Everbank Stadium
- 1.1 miles to Phoenix Arts District
- 2.4 miles to downtown Jacksonville

## **Terms & Conditions**

### **REAL ESTATE**

- The Real Property will sell AS IS, WHERE IS with no warranties of any kind, express, implied, or otherwise;
- A \$50,000 deposit into escrow will be required to participate in the auction by Thursday, July 2, 2026 @ 5:00pm.
- A 10% Buyer's Premium will be charged on the Real Estate.
- A 10% NON-REFUNDABLE DEPOSIT of the Contract Price, will be due on Tuesday, July 7 by 5p.m.
- Inspection of the Real Estate is Thursday, July 2 from 10am - 1pm or by Appointment; Call to auctioneer to coordinate.
- Buyer will pay **ALL** taxes, both current and delinquent, on the property (2025 taxes of approx. \$9,500 are due).
- Buyer will pay **ALL** Closing costs.
- Closing will take place within thirty (30) days of the auction.
- There will be **NO** Contingencies to closing for inspection, financing, or otherwise.
- Seller will **NOT** provide the Buyer with title insurance.
- Sale is being held **Subject to Seller's Confirmation.**
- Possession is with Deed.

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**KNOFF RAYMOND JR ET AL**  
 1817 FLORIDA AVE  
 JACKSONVILLE, FL 32206-3971  
**WAXER RACHEL**  
**SARES RENEE**  
**KNOFF RONALD**  
**KNOFF RALPH**

**Primary Site Address**  
 1066 SYLVAN CT  
 Jacksonville FL 32206-

**Official Record Book/Page**  
 03306-01193

**Tile #**  
 7407

**1066 SYLVAN CT**

Property Detail

<b>RE #</b>	113998-0000
<b>Tax District</b>	USD1
<b>Property Use</b>	1000 Vacant Comm
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	02016 SYLVAN COURT
<b>Total Area</b>	3115

Value Summary

Value Description	2025 Certified	2026 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$347.00	\$361.00
<b>Land Value (Market)</b>	\$12,600.00	\$12,600.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$12,947.00	\$12,961.00
<b>Assessed Value</b>	\$6,154.00	\$6,769.00
<b>Cap Diff/Portability Amt</b>	\$6,793.00 / \$0.00	\$6,192.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$6,154.00	See below

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**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
03306-01193	1/11/1972	\$5,000.00	WD - Warranty Deed	Unqualified	Improved
08536-02017	1/31/1997	\$100.00	MS - Miscellaneous	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCRC1	Fence Chain Razor	0	0	0	46.00	\$361.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	3,150.00	Square Footage	\$12,600.00

Legal

LN	Legal Description
1	07-2S-27E
2	SYLVAN COURT
3	LOT 9

**Buildings**

No data found for this section

**2025 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	\$6,154.00	\$0.00	\$6,154.00	\$63.32	\$69.64	\$66.84
Urban Service Dist1	\$6,154.00	\$0.00	\$6,154.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$12,947.00	\$0.00	\$12,947.00	\$40.04	\$40.07	\$38.77
By Local Board	\$12,947.00	\$0.00	\$12,947.00	\$29.11	\$29.10	\$27.78
School Board Voted	\$12,947.00	\$0.00	\$12,947.00	\$12.95	\$12.95	\$12.95
FL Inland Navigation Dist.	\$6,154.00	\$0.00	\$6,154.00	\$0.16	\$0.18	\$0.17
Water Mgmt Dist. SJRWMD	\$6,154.00	\$0.00	\$6,154.00	\$1.00	\$1.10	\$1.05
Urb Ser Dist1 Voted	\$6,154.00	\$0.00	\$6,154.00	\$0.00	\$0.00	\$0.00
			Totals	\$146.58	\$153.04	\$147.56

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$12,948.00	\$5,595.00	\$0.00	\$5,595.00
<b>Current Year</b>	\$12,947.00	\$6,154.00	\$0.00	\$6,154.00

**2025 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.

**2025**

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**2024**

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**2023**

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**2022**

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**2021**

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**2020**

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**2019**

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**2018**

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**2017**

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**2016**


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**2015**

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**2014**

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### More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

**KNOPF RAYMOND JR ET AL**   
 1817 FLORIDA AVE  
 JACKSONVILLE, FL 32206-3971  
**WAXER RACHEL 20% INT**  
**SARES RENEE 20% INT**  
**KNOPF RONALD 20% INT**  
**KNOPF RALPH 20% INT**

**Primary Site Address**  
 1057 E 8TH ST  
 Jacksonville FL 32206-

**Official Record Book/Page**  
 03171-00390

**Tile #**  
 7407

**1057 E 8TH ST**

Property Detail

<b>RE #</b>	114016-0000
<b>Tax District</b>	USD1
<b>Property Use</b>	4100 Manufacture Light
<b># of Buildings</b>	2
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	14857

Value Summary

Value Description	2025 Certified	2026 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$157,924.00	\$163,873.00
<b>Extra Feature Value</b>	\$787.00	\$827.00
<b>Land Value (Market)</b>	\$70,216.00	\$70,216.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$228,927.00	\$234,916.00
<b>Assessed Value</b>	\$228,927.00	\$234,916.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$228,927.00	See below

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**Taxable Values and Exemptions – In Progress** 

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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
03171-00390	1/1/1899	\$100.00	MS - Miscellaneous	Unqualified	Improved
08536-02014	1/31/1997	\$100.00	MS - Miscellaneous	Unqualified	Improved

**Extra Features** 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCBC1	Fence Chain Barbed	1	0	0	61.00	\$360.00
2	PVCC1	Paving Concrete	1	20	12	240.00	\$467.00

**Land & Legal** 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	17,554.00	Square Footage	\$70,216.00

Legal

LN	Legal Description
1	07-25-27E .403
2	PT SE1/4 OF SW1/4 OF NW1/4 RECD
3	O/R 8536-2014

**Buildings** 

Building 1

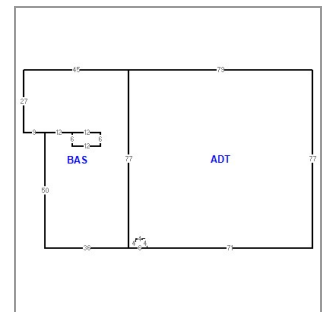
Building 1 Site Address  
 1057 E 8TH ST Unit  
 Jacksonville FL 32206-

<b>Building Type</b>	4101 - MANUFACT LIGHT
<b>Year Built</b>	1955
<b>Building Value</b>	\$116,640.00

Type	Gross Area	Heated Area	Effective Area
Addition	6063	6063	6063
Canopy	20	0	8
Base Area	2943	2943	2943
Interior Build Out A	72	72	90
<b>Total</b>	<b>9098</b>	<b>9078</b>	<b>9104</b>

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	3	3 Gas
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	6.000	
Stories	1.000	
Rooms / Units	4.000	



Avg Story Height	10.000	
Restrooms	4.000	

**2025 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	\$228,927.00	\$0.00	\$228,927.00	\$2,391.88	\$2,590.74	\$2,486.47
Urban Service Dist1	\$228,927.00	\$0.00	\$228,927.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$228,927.00	\$0.00	\$228,927.00	\$712.22	\$708.53	\$685.57
By Local Board	\$228,927.00	\$0.00	\$228,927.00	\$517.81	\$514.63	\$491.23
School Board Voted	\$228,927.00	\$0.00	\$228,927.00	\$230.34	\$228.93	\$228.93
FL Inland Navigation Dist.	\$228,927.00	\$0.00	\$228,927.00	\$6.09	\$6.59	\$6.18
Water Mgmt Dist. SJRWMD	\$228,927.00	\$0.00	\$228,927.00	\$37.90	\$41.05	\$38.99
Urb Ser Dist1 Voted	\$228,927.00	\$0.00	\$228,927.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,896.24	\$4,090.47	\$3,937.37

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$230,344.00	\$211,355.00	\$0.00	\$211,355.00
<b>Current Year</b>	\$228,927.00	\$228,927.00	\$0.00	\$228,927.00

**2025 TRIM Property Record Card (PRC)**

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**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.

- [2025](#)

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- [2024](#)

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- [2023](#)

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- [2022](#)

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- [2021](#)

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- [2020](#)

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- [2019](#)

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- [2018](#)

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- [2016](#)


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- [2015](#)

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- [2014](#)

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**WAXER RACHEL 20% INT**  
**SARES RENEE 20% INT**  
**KNOFF RONALD 20% INT**  
**KNOFF RALPH 20% INT**

**Primary Site Address**  
 1059 E 8TH ST  
 Jacksonville FL 32206-

**Official Record Book/Page**  
 04141-01091

**Tile #**  
 7407

**1059 E 8TH ST**

Property Detail

<b>RE #</b>	114021-0000
<b>Tax District</b>	USD1
<b>Property Use</b>	4893 Warehouse/ Storage
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	2709

Value Summary

Value Description	2025 Certified	2026 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$26,087.00	\$27,580.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$10,836.00	\$10,836.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$36,923.00	\$38,416.00
<b>Assessed Value</b>	\$35,631.00	\$38,416.00
<b>Cap Diff/Portability Amt</b>	\$1,292.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$35,631.00	See below

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**Taxable Values and Exemptions – In Progress** 

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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
<a href="#">04141-01091</a>	3/25/1976	\$6,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05407-00857</a>	9/8/1981	\$4,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08536-02019</a>	1/31/1997	\$100.00	MS - Miscellaneous	Unqualified	Improved

**Extra Features** 

No data found for this section

**Land & Legal** 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	2,709.00	Square Footage	\$10,836.00

Legal

LN	Legal Description
1	07-2S-27E
2	PT SE1/4 OF SW1/4 OF NW1/4 RECD
3	O/R 8536-2019

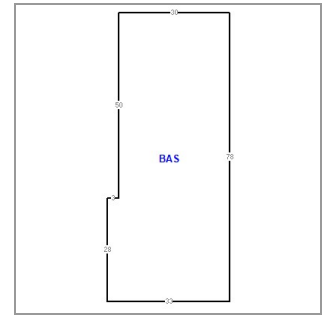
**Buildings** 

Building 1  
 Building 1 Site Address  
 1059 E 8TH ST Unit  
 Jacksonville FL 32206-

<b>Building Type</b>	4803 - WHSE STORAGE
<b>Year Built</b>	1948
<b>Building Value</b>	\$27,580.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2424	2424	2424
Total	2424	2424	2424

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Baths	2.000	
Stories	1.000	
Rooms / Units	1.000	
Avg Story Height	10.000	
Restrooms	1.000	

**2025 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	\$35,631.00	\$0.00	\$35,631.00	\$366.58	\$403.23	\$387.00
Urban Service Dist1	\$35,631.00	\$0.00	\$35,631.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$36,923.00	\$0.00	\$36,923.00	\$114.17	\$114.28	\$110.57
By Local Board	\$36,923.00	\$0.00	\$36,923.00	\$83.00	\$83.00	\$79.23
School Board Voted	\$36,923.00	\$0.00	\$36,923.00	\$36.92	\$36.92	\$36.92
FL Inland Navigation Dist.	\$35,631.00	\$0.00	\$35,631.00	\$0.93	\$1.03	\$0.96
Water Mgmt Dist. SJRWMD	\$35,631.00	\$0.00	\$35,631.00	\$5.81	\$6.39	\$6.07
Urb Ser Dist1 Voted	\$35,631.00	\$0.00	\$35,631.00	\$0.00	\$0.00	\$0.00
			Totals	\$607.41	\$644.85	\$620.75

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$36,923.00	\$32,392.00	\$0.00	\$32,392.00
<b>Current Year</b>	\$36,923.00	\$35,631.00	\$0.00	\$35,631.00

**2025 TRIM Property Record Card (PRC)**

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**Property Record Card (PRC)**


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- [2025](#)
- [2024](#)
- [2023](#)
- [2022](#)
- [2021](#)
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 1817 FLORIDA AVE  
 JACKSONVILLE, FL 32206-3971  
**WAXER RACHEL 20% INT**  
**SARES RENEE 20% INT**  
**KNOFF RONALD 20% INT**  
**KNOFF RALPH 20% INT**

**Primary Site Address**  
 1817 FLORIDA AVE  
 Jacksonville FL 32206-

**Official Record Book/Page**  
 03545-00083

**Tile #**  
 7407

**1817 FLORIDA AVE**

Property Detail

<b>RE #</b>	113995-0500
<b>Tax District</b>	USD1
<b>Property Use</b>	4100 Manufacture Light
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	02016 SYLVAN COURT
<b>Total Area</b>	21187

Value Summary

Value Description	2025 Certified	2026 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$128,550.00	\$134,701.00
<b>Extra Feature Value</b>	\$3,774.00	\$3,962.00
<b>Land Value (Market)</b>	\$84,748.00	\$84,748.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$217,072.00	\$223,411.00
<b>Assessed Value</b>	\$197,595.00	\$217,354.00
<b>Cap Diff/Portability Amt</b>	\$19,477.00 / \$0.00	\$6,057.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$197,595.00	See below

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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
<a href="#">03545-00083</a>	6/15/1973	\$15,200.00	CT - Certificate of Title	Unqualified	Improved
<a href="#">03589-00501</a>	9/27/1973	\$15,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08536-02021</a>	1/31/1997	\$100.00	MS - Miscellaneous	Unqualified	Improved

**Extra Features** 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	2,970.00	\$3,136.00
2	PVCC1	Paving Concrete	1	25	17	425.00	\$826.00

**Land & Legal** 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	21,187.00	Square Footage	\$84,748.00

Legal

LN	Legal Description
1	12-11 07-2S-27E
2	SYLVAN COURT
3	LOTS 5-8,PT SW1/4 OF NW1/4 RECD
4	O/R 8536-2021

**Buildings** 

Building 1

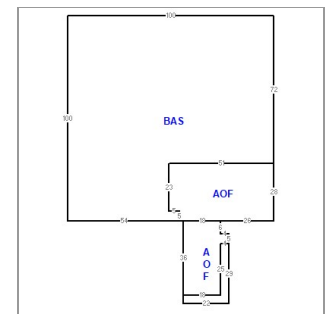
Building 1 Site Address  
 1817 FLORIDA AVE Unit  
 Jacksonville FL 32206-

<b>Building Type</b>	4101 - MANUFACT LIGHT
<b>Year Built</b>	1968
<b>Building Value</b>	\$134,701.00

Type	Gross Area	Heated Area	Effective Area
Average Office	1403	1403	2806
Base Area	8597	8597	8597
Average Office	668	668	1336
Canopy	188	0	75

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	12	12 Modular Metal
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	3	3 Gas
Heating Type	3	3 Frcd Not Ductd
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	4.000	



Total	10856	10668	12814
-------	-------	-------	-------

Stories	1.000	
Rooms / Units	2.000	
Avg Story Height	12.000	
Restrooms	2.000	
Common Wall	10.000	

**2025 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	\$197,595.00	\$0.00	\$197,595.00	\$2,032.88	\$2,236.16	\$2,146.16
Urban Service Dist1	\$197,595.00	\$0.00	\$197,595.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$217,072.00	\$0.00	\$217,072.00	\$669.30	\$671.84	\$650.07
By Local Board	\$217,072.00	\$0.00	\$217,072.00	\$486.61	\$487.98	\$465.79
School Board Voted	\$217,072.00	\$0.00	\$217,072.00	\$216.46	\$217.07	\$217.07
FL Inland Navigation Dist.	\$197,595.00	\$0.00	\$197,595.00	\$5.17	\$5.69	\$5.34
Water Mgmt Dist. SJRWMD	\$197,595.00	\$0.00	\$197,595.00	\$32.21	\$35.43	\$33.65
Urb Ser Dist1 Voted	\$197,595.00	\$0.00	\$197,595.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,442.63	\$3,654.17	\$3,518.08

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$216,462.00	\$179,632.00	\$0.00	\$179,632.00
<b>Current Year</b>	\$217,072.00	\$197,595.00	\$0.00	\$197,595.00

**2025 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.

<b>2025</b>
<b>2024</b>
<b>2023</b>
<b>2022</b>
<b>2021</b>
<b>2020</b>
<b>2019</b>
<b>2018</b>
<b>2017</b>
<b>2016</b>
<b>2015</b>
<b>2014</b>

• 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](#)



**2025 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](http://www.duvaltaxcollect.net)

**ACCOUNT NUMBER: 113995-0500**

**ESCROW CODE/COMPANY :**

KNOPF RAYMOND JR ET AL  
WAXER RACHEL 20% INT  
1817 FLORIDA AVE  
JACKSONVILLE, FL 32206-3971

**LOCATION ADDRESS:** 1817 FLORIDA AVE,  
JACKSONVILLE,  
32206-  
**LEGAL DESCRIPTION:** 12-11 07-2S-27E  
SYLVAN COURT  
LOTS 5-8,PT SW1/4 OF NW1/4 RECD  
O/R 8536-2021

**AD VALOREM TAXES FOR REAL ESTATE**

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	197,595	0	197,595	11.1919	2,211.46	
ST JOHNS RIVER WTR MGN	197,595	0	197,595	0.1793	35.43	
FL INLAND NAVIGATION SCHOOLS	197,595	0	197,595	0.0270	5.34	
SCH DISCRETIONARY	217,072	0	217,072	0.7480	162.37	
SCH CAPITAL OUTLAY	217,072	0	217,072	1.5000	325.61	
SCHOOLS-LOCAL	217,072	0	217,072	3.0950	671.84	
SCHOOLS-VTR APPRVD	217,072	0	217,072	1.0000	217.07	
<b>AD VALOREM TOTALS</b>				<b>MILL CODE: USC 17.7412</b>	<b>\$3,629.12</b>	
<b>ADDITIONAL FEES</b>					<b>33.00</b>	

**NON-AD VALOREM ASSESSMENTS FOR SERVICES**

LEVYING AUTHORITY	AMOUNT \$
SOLW COJ SOLID WASTE	0.00
STMW COJ STORMWATER	276.00
<b>NON-AD VALOREM TOTALS</b>	<b>\$276.00</b>

**REMARKS:**

PAYMENTS MUST BE MADE IN US FUNDS.

<b>IF PAID BY:</b>	May 26, 2026				
<b>PLEASE PAY ONE AMOUNT:</b>	\$4,055.27				

**DUVAL COUNTY 2025 REAL ESTATE**

**ACCOUNT NUMBER: 113995-0500**

**ESCROW CODE/COMPANY:**

**LOCATION ADDRESS:** 1817 FLORIDA AVE,  
JACKSONVILLE,  
32206-

**ALTERNATE KEY:** 1190006

**MAKE CHECKS PAYABLE TO:  
DUVAL COUNTY TAX COLLECTOR**

IF PAID BY:	PLEASE PAY ONE AMOUNT:
May 26, 2026	\$4,055.27

**TO ENSURE PROPER CREDIT FOR ONLINE BILL  
PAYMENT, INCLUDE ACCOUNT NUMBER  
113995-0500**

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

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

RETURN WITH PAYMENT



**2025 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](http://www.duvaltaxcollect.net)

**ACCOUNT NUMBER: 113998-0000**

ESCROW CODE/COMPANY :

LOCATION ADDRESS: 1066 SYLVAN CT,  
JACKSONVILLE,  
32206-

LEGAL DESCRIPTION: 07-2S-27E  
SYLVAN COURT  
LOT 9

KNOPF RAYMOND JR ET AL  
WAXER RACHEL  
1817 FLORIDA AVE  
JACKSONVILLE, FL 32206-3971

**AD VALOREM TAXES FOR REAL ESTATE**

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	6,154	0	6,154	11.1919	68.87	
ST JOHNS RIVER WTR MGN	6,154	0	6,154	0.1793	1.10	
FL INLAND NAVIGATION SCHOOLS	6,154	0	6,154	0.0270	0.17	
SCH DISCRETIONARY	12,947	0	12,947	0.7480	9.68	
SCH CAPITAL OUTLAY	12,947	0	12,947	1.5000	19.42	
SCHOOLS-LOCAL	12,947	0	12,947	3.0950	40.07	
SCHOOLS-VTR APPRVD	12,947	0	12,947	1.0000	12.95	
<b>AD VALOREM TOTALS</b>				<b>MILL CODE: USC 17.7412</b>	<b>\$152.26</b>	
<b>ADDITIONAL FEES</b>					<b>33.00</b>	

**NON-AD VALOREM ASSESSMENTS FOR SERVICES**

LEVYING AUTHORITY	AMOUNT \$
<b>NON-AD VALOREM TOTALS</b>	<b>\$0.00</b>

**REMARKS:**

PAYMENTS MUST BE MADE IN US FUNDS.

<b>IF PAID BY:</b>	May 26, 2026				
<b>PLEASE PAY ONE AMOUNT:</b>	\$189.83				

**DUVAL COUNTY 2025 REAL ESTATE**

**ACCOUNT NUMBER: 113998-0000**

ESCROW CODE/COMPANY:

LOCATION ADDRESS: 1066 SYLVAN CT,  
JACKSONVILLE,  
32206-

ALTERNATE KEY: 1190007

**MAKE CHECKS PAYABLE TO:  
DUVAL COUNTY TAX COLLECTOR**

<b>IF PAID BY:</b>	<b>PLEASE PAY ONE AMOUNT:</b>
May 26, 2026	\$189.83

**TO ENSURE PROPER CREDIT FOR ONLINE BILL  
PAYMENT, INCLUDE ACCOUNT NUMBER  
113998-0000**

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

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

RETURN WITH PAYMENT



**2025 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](http://www.duvaltaxcollect.net)

**ACCOUNT NUMBER: 114016-0000**

ESCROW CODE/COMPANY :

LOCATION ADDRESS: 1057 E 8TH ST,  
JACKSONVILLE,  
32206-

LEGAL DESCRIPTION: 07-2S-27E .403  
PT SE1/4 OF SW1/4 OF NW1/4 RECD  
O/R 8536-2014

KNOPF RAYMOND JR ET AL  
WAXER RACHEL 20% INT  
1817 FLORIDA AVE  
JACKSONVILLE, FL 32206-3971

**AD VALOREM TAXES FOR REAL ESTATE**

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	228,927	0	228,927	11.1919	2,562.13	
ST JOHNS RIVER WTR MGN	228,927	0	228,927	0.1793	41.05	
FL INLAND NAVIGATION SCHOOLS	228,927	0	228,927	0.0270	6.18	
SCH DISCRETIONARY	228,927	0	228,927	0.7480	171.24	
SCH CAPITAL OUTLAY	228,927	0	228,927	1.5000	343.39	
SCHOOLS-LOCAL	228,927	0	228,927	3.0950	708.53	
SCHOOLS-VTR APPRVD	228,927	0	228,927	1.0000	228.93	
<b>AD VALOREM TOTALS</b>				<b>MILL CODE: USC 17.7412</b>	<b>\$4,061.45</b>	
<b>ADDITIONAL FEES</b>					<b>33.00</b>	

**NON-AD VALOREM ASSESSMENTS FOR SERVICES**

LEVYING AUTHORITY	AMOUNT \$
SOLW COJ SOLID WASTE	0.00
STMW COJ STORMWATER	258.00
<b>NON-AD VALOREM TOTALS</b>	<b>\$258.00</b>

**REMARKS:**

PAYMENTS MUST BE MADE IN US FUNDS.

<b>IF PAID BY:</b>	May 26, 2026				
<b>PLEASE PAY ONE AMOUNT:</b>	\$4,482.03				

**DUVAL COUNTY 2025 REAL ESTATE**

**ACCOUNT NUMBER: 114016-0000**

ESCROW CODE/COMPANY:

LOCATION ADDRESS: 1057 E 8TH ST,  
JACKSONVILLE,  
32206-

ALTERNATE KEY: 1190021

**MAKE CHECKS PAYABLE TO:  
DUVAL COUNTY TAX COLLECTOR**

IF PAID BY:	PLEASE PAY ONE AMOUNT:
May 26, 2026	\$4,482.03

**TO ENSURE PROPER CREDIT FOR ONLINE BILL  
PAYMENT, INCLUDE ACCOUNT NUMBER  
114016-0000**

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

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

RETURN WITH PAYMENT



**2025 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](http://www.duvaltaxcollect.net)

**ACCOUNT NUMBER: 114021-0000**

ESCROW CODE/COMPANY :

LOCATION ADDRESS: 1059 E 8TH ST,  
JACKSONVILLE,  
32206-

LEGAL DESCRIPTION: 07-2S-27E  
PT SE1/4 OF SW1/4 OF NW1/4 RECD  
O/R 8536-2019

KNOPF RAYMOND JR ET AL  
WAXER RACHEL 20% INT  
1817 FLORIDA AVE  
JACKSONVILLE, FL 32206-3971

**AD VALOREM TAXES FOR REAL ESTATE**

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	35,631	0	35,631	11.1919	398.78	
ST JOHNS RIVER WTR MGN	35,631	0	35,631	0.1793	6.39	
FL INLAND NAVIGATION SCHOOLS	35,631	0	35,631	0.0270	0.96	
SCH DISCRETIONARY	36,923	0	36,923	0.7480	27.62	
SCH CAPITAL OUTLAY	36,923	0	36,923	1.5000	55.38	
SCHOOLS-LOCAL	36,923	0	36,923	3.0950	114.28	
SCHOOLS-VTR APPRVD	36,923	0	36,923	1.0000	36.92	
<b>AD VALOREM TOTALS</b>				<b>MILL CODE: USC 17.7412</b>	<b>\$640.33</b>	
<b>ADDITIONAL FEES</b>					<b>33.00</b>	

**NON-AD VALOREM ASSESSMENTS FOR SERVICES**

LEVYING AUTHORITY	AMOUNT \$
SOLW COJ SOLID WASTE	0.00
STMW COJ STORMWATER	46.80
<b>NON-AD VALOREM TOTALS</b>	<b>\$46.80</b>

**REMARKS:**

PAYMENTS MUST BE MADE IN US FUNDS.

<b>IF PAID BY:</b>	May 26, 2026				
<b>PLEASE PAY ONE AMOUNT:</b>	\$740.74				

**DUVAL COUNTY 2025 REAL ESTATE**

**ACCOUNT NUMBER: 114021-0000**

ESCROW CODE/COMPANY:

LOCATION ADDRESS: 1059 E 8TH ST,  
JACKSONVILLE,  
32206-

ALTERNATE KEY: 1190026

**MAKE CHECKS PAYABLE TO:  
DUVAL COUNTY TAX COLLECTOR**

IF PAID BY:	PLEASE PAY ONE AMOUNT:
May 26, 2026	\$740.74

**TO ENSURE PROPER CREDIT FOR ONLINE BILL  
PAYMENT, INCLUDE ACCOUNT NUMBER  
114021-0000**

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

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

RETURN WITH PAYMENT

Book 8536 Pg 2021

PERSONAL REPRESENTATIVES' DISTRIBUTIVE DEED  
(TESTATE)

Bk: 8536  
Pg: 2021 - 2023  
DEED 97021421  
Filed & Recorded  
01/31/97  
01:55:26 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 15.00  
DEED .70

THIS INDENTURE is made this 31<sup>st</sup> day of January 1997, by and between Raymond Knopf, Jr., Ralph Knopf, and Ronald Knopf, the duly qualified and acting personal representatives of the estate of Raymond E. Knopf, deceased, Grantors, and Raymond Knopf, Jr., Ralph Knopf, Ronald Knopf, Renee Sares and Rachel Waxer, whose post office address is 1817 Florida Avenue, Jacksonville, Florida 32206, Grantees.

WITNESSETH: That WHEREAS, Raymond E. Knopf died testate a resident of Duval County, Florida, on February 27, 1995, seized and possessed of the real property hereinafter described; and

WHEREAS, the property described herein was bequeathed to the Grantees pursuant to the Last Will and Testament of decedent; and

WHEREAS, the Grantors wish to distribute said property to the Grantees.

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of Raymond E. Knopf, , the Grantors do hereby grant, convey and transfer unto the Grantees, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Duval County Florida, as tenants in common with each owning an individual twenty (20%) percent interest therein, and described as follows:

Parcel 1:

Lots 5, 6 and 7, Sylvan Court, according to plat thereof, recorded in Plat Book 12 page 11, current public records, Duval County, Florida.

Parcel 2:

That part of the Southwest 1/4 of Northwest 1/4 of Section 7, Township 2 South, Range 27 East, described as follows:

Commence at an iron at the intersection of the Northerly boundary line of East 8th Street, and the Easterly boundary line of Florida Avenue and run thence Northerly along the Easterly boundary line of Florida Avenue, a distance of 161.57 feet to an iron located on the Southerly boundary line of Sylvan Court, recorded in Plat Book 12 page 11, current public records for a point of beginning; from said point of beginning run Easterly along the said Southerly line of Sylvan Court a distance of 173.7 feet to an iron; thence

PREPARED BY & RETURN TO:  
ARTNOR R. HULLCOWITZ  
370 E. ADAMS STREET  
JACKSONVILLE, FL 32202

INDEXING  
2.00

3

Southerly parallel with the Easterly boundary line of Florida Avenue, a distance of 45.7 feet to an iron, which iron marks the Northeast corner of the property described in Deed recorded in Deed Book 1043 page 53, current public records; thence Westerly along the Northerly boundary line of the property described in said Deed Book 1043-53, and a Westerly prolongation thereof, a distance of 99.10 feet to an iron, which iron marks the Northwest corner of the property described in deed rocorded in Deed Book 1105-310, public records; thence Southerly parallel with the Easterly boundary line of Florida Avenue, a distance of 6.85 feet to an iron; thence run Westerly parallel with the Northerly boundary line of East 8th Street, a distance of 75 feet to an iron, which iron is located on the Easterly boundary line of Florida Avenue; thence Northerly, along the Easterly boundary line of Florida Avenue, a distance of 61.57 feet to the point of beginning.

TOGETHER with all and singular the tenements, hereditament, appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representatives of the estate of said decedent, have executed this instrument under the seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

Arthur H. Horwitz                      Raymond E. Knopf, Jr.  
Witness                                              Raymond Knopf, Jr.

Arthur H. Horwitz                      Ralph Knopf  
Print Name of Witness                      Ralph Knopf

Arthur H. Horwitz                      Ronald Knopf  
Witness                                              Ronald Knopf

Arthur H. Horwitz  
Print Name of Witness

As Personal Representatives of the Estate of Raymond E. Knopf, Deceased

STATE OF FLORIDA  
COUNTY OF DUVAL

I hereby certify that the foregoing instrument was acknowledged before me on January 31  
1997, by Raymond Knopf, Jr., Ralph Knopf and Ronald Knopf, as personal representatives of the  
estate of Raymond E. Knopf, deceased, who are personally known to me or who have produced as  
identification: Driver's Licenses.

Susan L. Bennett  
Notary Public, State of Florida

Susan L. Bennett  
Print or type name of Notary

My Commission Expires: 5/29/2000



Susan L. Bennett  
MY COMMISSION # CC536019 EXPIRES  
May 29, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

Book 8536 Pg 2019

Bk: 8536  
Pg: 2019 - 2020  
Doc# 97021420

**PERSONAL REPRESENTATIVES' DISTRIBUTIVE DEED**  
(TESTATE)

Filed & Recorded  
01/31/97  
HENRY W. COOK, CLERK  
DUVAL COUNTY COURT  
REC. \$ 10.50

INDEXING  
2.00  
JP

**THIS INDENTURE** is made this 31 day of January, 1997, by and between Raymond Knopf, Jr., Ralph Knopf, and Ronald Knopf, the duly qualified and acting personal representatives of the estate of Raymond E. Knopf, deceased, Grantors, and Raymond Knopf, Jr., Ralph Knopf, Ronald Knopf, Renee Sares and Rachel Waxer, whose post office address is 1817 Florida Avenue, Jacksonville, Florida 32206, Grantees.

**WITNESSETH:** That **WHEREAS**, Raymond E. Knopf died testate a resident of Duval County, Florida, on February 27, 1995, seized and possessed of the real property hereinafter described; and

**WHEREAS**, the property described herein was bequeathed to the Grantees pursuant to the Last Will and Testament of decedent; and

**WHEREAS**, the Grantors wish to distribute said property to the Grantees.

**NOW THEREFORE**, in consideration of the foregoing and in connection with the distribution of the estate of Raymond E. Knopf, , the Grantors do hereby grant, convey and transfer unto the Grantees, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Duval County Florida, as tenants in common with each owning an individual twenty (20%) percent interest therein, and described as follows:

Part of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 2 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the Northwest corner of 8th. Street and Phoenix Avenue; thence West along the North line of 8th. Street 75.72 feet to the Point of Beginning; thence to the right an angle of 97 degrees -56'-39" a distance of 75.6 feet; thence to the left an angle of 91 degrees -07'-21" a distance of 35 feet; thence to the left an angle of 88 degrees -41'-54" a distance of 79.8 feet to the North line of 8th. Street; thence to the left 97 degrees -57'-24" 35.35 feet to the Point of Beginning. The above described lands being the same lands as those intended to be described in deed recorded in Official Records Volume 4141 at page 1091 of the Current Public Records of said County; all of which being more particularly described and shown on survey dated August 20, 1981, made by Ellis, Curtis & Kooker, Inc., copy of which is attached hereto.

Part of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 2 South, Range 27 East, Duval County, Florida, more particularly described as follows: Commence at the Northwest corner of 8th. Street and Phoenix Avenue; thence West along the North line of 8th. Street 75.72 feet to the Point of Beginning; thence to the right an angle of 97 degrees -56'-39" a distance of 75.6 feet; thence to the left an angle of 91 degrees -07'-21" a distance of 35 feet; thence to the left an angle of 88 degrees -41'-54" a distance of 79.8 feet to the North line of 8th. Street; thence to the left 97 degrees -57'-24" 35.35 feet to the Point of Beginning. The above described lands being the same lands as those intended to be described in deed recorded in Official Records Volume 4141 at page 1091 of the Current Public Records of said County; all of which being more particularly described and shown on survey dated August 20, 1981, made by Ellis, Curtis & Kooker, Inc., copy of which is attached hereto.

INDEXING  
2.00

2

**TOGETHER** with all and singular the tenements, hereditament, appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representatives of the estate of said decedent, have executed this instrument under the seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

Arthur H. Henning Raymond E. Knopf, Jr.  
Witness Raymond Knopf, Jr.

ARTHUR H. HENNING Ralph Knopf  
Print Name of Witness Ralph Knopf

Arthur H. Henning Ronald Knopf  
Witness Ronald Knopf

As Personal Representatives of the Estate of Raymond E. Knopf, Deceased

ARTHUR H. HENNING  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF DUVAL

I hereby certify that the foregoing instrument was acknowledged before me on January 31, 1997, by Raymond Knopf, Jr., Ralph Knopf and Ronald Knopf, as personal representatives of the estate of Raymond E. Knopf, deceased, who are personally known to me or who have produced as identification: Driver's Licenses.

Susan L. Bennett  
Notary Public, State of Florida

Susan L. Bennett  
Print or type name of Notary  
My Commission Expires: 5/29/2000



Susan L. Bennett  
MY COMMISSION # 00535010 EXPIRES  
5/29/2000  
NOTARY PUBLIC, STATE OF FLORIDA, INC.

BR: 2576 - 2018  
Pg: 97021419  
Doc# 97021419  
Filed & Recorded  
01/31/97  
01:55:26 P.M.  
HENRY W. COOK  
DUVAL COUNTY, FL  
REC. \$ 10.50  
DEED  
INDEXING \$2.00 .70

**PERSONAL REPRESENTATIVES' DISTRIBUTIVE DEED**  
(TESTATE)

**THIS INDENTURE** is made this 31<sup>st</sup> day of January 1997, by and between Raymond Knopf, Jr., Ralph Knopf, and Ronald Knopf, the duly qualified and acting personal representatives of the estate of Raymond E. Knopf, deceased, Grantors, and Raymond Knopf, Jr., Ralph Knopf, Ronald Knopf, Renee Sares and Rachel Waxer, whose post office address is 1817 Florida Avenue, Jacksonville, Florida 32206, Grantees.

**WITNESSETH:** That **WHEREAS**, Raymond E. Knopf died testate a resident of Duval County, Florida, on February 27, 1995, seized and possessed of the real property hereinafter described; and

**WHEREAS**, the property described herein was bequeathed to the Grantees pursuant to the Last Will and Testament of decedent; and

**WHEREAS**, the Grantors wish to distribute said property to the Grantees.

**NOW THEREFORE**, in consideration of the foregoing and in connection with the distribution of the estate of Raymond E. Knopf, , the Grantors do hereby grant, convey and transfer unto the Grantees, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Duval County Florida, as tenants in common with each owning an individual twenty (20%) percent interest therein, and described as follows:

Lot 9, SYLVAN COURT, according to plat thereof recorded in Plat Book 12, page 11, of the current public records of Duval County, Florida.

TOGETHER with all and singular the tenements, hereditament, appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

**IN WITNESS WHEREOF**, the undersigned, as personal representatives of the estate of

Prepared by Return to:  
ARTURO A. BUKWITZ  
220 E. ADAMS STREET  
JACKSONVILLE, FL 32202

IND  
\$2.00  
2

said decedent, have executed this instrument under the seal on the date aforesaid.

Signed, sealed and delivered  
in the presence of:

Arthur H. Horwitz Raymond E. Knopf, Jr.  
Witness Raymond Knopf, Jr.

Arthur H. Horwitz Ralph Knopf  
Print Name of Witness Ralph Knopf

Arthur H. Horwitz Ronald Knopf  
Witness Ronald Knopf

As Personal Representatives of the  
Estate of Raymond E. Knopf, Deceased

Arthur H. Horwitz  
Print Name of Witness

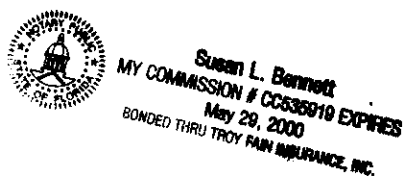
STATE OF FLORIDA  
COUNTY OF DUVAL

I hereby certify that the foregoing instrument was acknowledged before me on January 31,  
1997, by Raymond Knopf, Jr., Ralph Knopf and Ronald Knopf, as personal representatives of the  
estate of Raymond E. Knopf, deceased, who are personally known to me or who have produced as  
identification: Driver's Licenses.

Susan L. Bennett  
Notary Public, State of Florida

Susan L. Bennett  
Print or type name of Notary

My Commission Expires: 5/29/2000



Book 8536 Pg 2014

Bk: 8536  
Pg: 2014 - 2016  
Doc# 97021418  
Filed & Recorded  
01/31/97  
01:55:26 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 15.00  
DEED  
INDEXING \$2.00 .70

**PERSONAL REPRESENTATIVES' DISTRIBUTIVE DEED**  
(TESTATE)

**THIS INDENTURE** is made this 31<sup>ST</sup> day of January, 1997, by and between Raymond Knopf, Jr., Ralph Knopf, and Ronald Knopf, the duly qualified and acting personal representatives of the estate of Raymond E. Knopf, deceased, Grantors, and Raymond Knopf, Jr., Ralph Knopf, Ronald Knopf, Renee Sares and Rachel Waxer, whose post office address is 1817 Florida Avenue, Jacksonville, Florida 32206, Grantees.

**WITNESSETH:** That **WHEREAS**, Raymond E. Knopf died testate a resident of Duval County, Florida, on February 27, 1995, seized and possessed of the real property hereinafter described; and

**WHEREAS**, the property described herein was bequeathed to the Grantees pursuant to the Last Will and Testament of decedent; and

**WHEREAS**, the Grantors wish to distribute said property to the Grantees.

**NOW THEREFORE**, in consideration of the foregoing and in connection with the distribution of the estate of Raymond E. Knopf, , the Grantors do hereby grant, convey and transfer unto the Grantees, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Duval County Florida, as tenants in common with each owning an individual twenty (20%) percent interest therein, and described as follows:

Parcel 1:

Part of the South one-half (S1/2) of the Southwest quarter (SW1/4) of the Northwest quarter (NW1/4) of Section Seven (7), Township Two (2) South, Range Twenty-seven (27) East, more particularly described as follows: Commencing at an iron at the intersection of the Northerly boundary line of East 8th Street and the Easterly boundary line of Florida Avenue, running thence Easterly along the Northerly boundary line of said East 8th Street a distance of One Hundred Seventy-five (175) feet to the point of beginning; from said point of beginning, run thence Northerly and parallel with the Easterly boundary line of Florida Avenue a distance of One Hundred Thirty-eight and Eighty-five hundredths (138.85) feet to an iron in the Southerly boundary line of Sylvan Court, according to plat recorded in Plat Book 12, page 11, of the current public records of Duval County, Florida, thence Easterly along said Southerly boundary line of Sylvan Court a distance of Seventy-six and Three tenths (76.3) feet to an iron; thence Southerly and parallel with the Easterly boundary line of Florida Avenue a distance of One Hundred Twenty-nine and Two tenths (129.2) feet to an iron in the Northerly

Prepared By & Return To:  
ARTHUR H. DENWITZ  
770 E. ADAMS STREET  
JACKSONVILLE, FL 32207

INDEXING  
\$ 2.00

3

boundary line of East 8th Street; thence Southwesterly along said Northerly boundary line of East 8th Street a distance of Seventy-seven (77) feet to the point of beginning.

Parcel 2:

A part of the Southwest quarter (SW1/4) of the Northwest quarter (NW1/4) of Section Seven (7), Township Two (2) South, Range Twenty-seven (27) East, more particularly described as follows: Commencing at the intersection of the East line of Florida Avenue, with the North line of East 8th Street, as now located; running thence Easterly along the North line of East 8th Street, Seventy-five (75) feet for a point of beginning; thence Easterly along the North line of East 8th Street One hundred (100) feet; thence Northerly parallel with the Easterly boundary of Florida Avenue, Ninety-three and fifteen hundredths (93.15) feet; thence West Ninety-nine and ten hundredths (99.10) feet to a point located One hundred six and eighty-five hundredths (106.85) feet from the point of beginning; thence Southerly One hundred six and eighty-five hundredths (106.85) feet parallel with the East line of Florida Avenue to the point of beginning; excepting, however, the West Forty (40) feet thereof, as described in Deed to C. W. Ledford and Lee Board, dated May 28, 1943, and recorded in Deed Book 986, page 261, of said public records.

TOGETHER with all and singular the tenements, hereditament, appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

**IN WITNESS WHEREOF**, the undersigned, as personal representatives of the estate of said decedent, have executed this instrument under the seal on the date aforesaid.

Signed, sealed and delivered  
in the presence of:

Arthur H. Knopf                      Raymond W. Knopf, Jr.  
Witness                                              Raymond Knopf, Jr.

ARTHUR H. KNOPF                      Ralph W. Knopf  
Print Name of Witness                      Ralph Knopf

Arthur H. Horowitz  
Witness

Ronald E. Knopf  
Ronald Knopf

As Personal Representatives of the  
Estate of Raymond E. Knopf, Deceased

Arthur H. Horowitz  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF DUVAL

I hereby certify that the foregoing instrument was acknowledged before me on January 31  
1997, by Raymond Knopf, Jr., Ralph Knopf and Ronald Knopf, as personal representatives of the  
estate of Raymond E. Knopf, deceased, who are personally known to me or who have produced as  
identification: Driver's Licenses.

Susan L. Bennett  
Notary Public, State of Florida

Susan L. Bennett  
Print or type name of Notary

My Commission Expires: 5/29/2000



Susan L. Bennett  
MY COMMISSION # CC536919 EXPIRES  
May 29, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

**PDF Zoning Ordinance for Jacksonville, Florida**  
Commercial Community/General-2 (CCG-2) District.

(a) *Permitted uses and structures.*

- (1) Commercial Retail Sales and Service Establishments
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- (3) Service stations, truck stops, car wash, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, and similar uses.
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) All establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption and on-premises consumption in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on premises.
- (8) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (9) Hotels and motels.
- (10) Day care centers
- (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.
- (14) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (15) Off-street commercial parking lots
- (16) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (17) Recycling collection points
- (18) Essential services, including water, sewer, gas, telephone, radio, television and electric

- (19) Churches, including a rectory or similar use.
  - (20) Personal property storage establishments.
  - (21) Vocational, trade and business schools.
  - (22) Banks, including drive-thru tellers.
  - (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
  - (24) Residential treatment facilities or emergency shelter.
  - (25) Rescue missions.
  - (26) Day labor pools.
  - (27) Crematories.
  - (28) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
  - (29) Building trades contractors with outside storage yards.
  - (30) Travel trailer parks.
  - (31) Automobile storage yards.
  - (32) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
  - (33) Schools.
- (b) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
- (c) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses.
- (d) *Minimum yard requirements.*
- (i) Front--None.
  - (ii) Side--None,
  - (iii) Rear--Ten feet.
  - (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
- (e) *Maximum height of structures.* Sixty feet.

Bidder # \_\_\_\_\_ DL Lic. # \_\_\_\_\_

# AUCTION REGISTRATION FORM



12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
www.ewaldauctions.com

E-mail: \_\_\_\_\_

NAME: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

BUS. PHONE: (\_\_\_\_) \_\_\_\_\_

HOME PHONE: (\_\_\_\_) \_\_\_\_\_

## TERMS AND CONDITIONS OF AUCTION

1. EVERYTHING IS SOLD **"AS IS, WHERE IS"**. "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
2. ALL SALES ARE SUBJECT TO A 10% BUYER'S PREMIUM, ADDED TO THE BID PRICE.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Auction Registration and all transactions contemplated by this Auction Registration shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.
4. The undersigned, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any injuries or damages arising from any activities associated with the auction, including but not limited to, the removal of auction items from the premises. Further, the undersigned agrees to indemnify Auctioneer and/or Seller from any claims brought by third parties against Auctioneer arising from or out of the Auction which are in any way attributable to any acts or omissions on the part of the undersigned.
5. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
6. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
7. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS AUCTION REGISTRATION OR THE AUCTION ITSELF.
8. All parties signing this Auction registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
9. It is further acknowledged by Buyer that this Auction Registration has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Individually and as \_\_\_\_\_ (Title)

Of \_\_\_\_\_

(Business Name)

**Bid Acknowledgement  
And Receipt for Deposit**

Bidder # \_\_\_\_\_

12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
www.ewaldauctions.com



NAME: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
BEST PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

The undersigned (Hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following:  
AUCTION PROPERTY: the Knopf Family Real Estate Auction, conducted by  
EWALD AUCTIONS, INC. closing on Monday, July @ 12:00pm EST.

Parcel Number: _____	Bid Price: -	-	-	-	-	-	-	-	-	\$ _____
10% Buyer's Premium:-	-	-	-	-	-	-	-	-	-	\$ _____
Total Contract Price:	-	-	-	-	-	-	-	-	-	\$ _____
Cash or Cashier's Check Tendered:	-	-	-	-	-	-	-	-	-	\$ _____

- This purchase is subject to the terms and conditions contained in the Purchase and Sale Contract which has been posted and available for Buyer's review and to the Auctioneer's Opening remarks.
- Statements made by personnel of EWALD AUCTIONS, INC., and statements made from the auction block are based upon information given by Seller and other sources and this information is believed to be correct and accurate, however, Ewald Auctions, Inc. has not made any independent determination to confirm the accuracy of such information.
- Buyer acknowledges that he or she has been given opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and Ewald Auctions, Inc.. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the property.
- The term "SOLD", as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
- Whether such bid is accepted is subject to whether or not the sale is "ABSOLUTE".
- The term "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by Seller only and are contained in the Purchase and Sale Contract.
- The agreement is binding upon the parties hereto and their heirs, successors and assigns.
- Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Bid Acknowledgement and all transactions contemplated by this Bid Acknowledgement shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida, without regard of principles of conflicts of law.
- Buyer, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to, the removal of auction items from the premises. Further, Buyer expressly releases Auctioneer, its officers, directors, agents and employees from any and all acts of their own negligence or fault, whether said negligence or fault be in their individual or representative capacity, or in convection with the negligence or fault of others. Further, Buyer agrees to indemnify Auctioneer and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of the Auctioneer, its officers, directors, employees or agents.
- Buyer, in his or her individual capacity, personally guarantees payment of the gross bid.
- In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Bid Acknowledgement, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys fees and costs. Reasonable attorneys fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
- BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS BID ACKNOWLEDGEMENT OR THE AUCTION ITSELF.
- All parties signing this BID ACKNOWLEDGEMENT in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
- It is further acknowledged by Buyer that this Bid Acknowledgement has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Individually and as \_\_\_\_\_ (Title)  
Of \_\_\_\_\_  
(Business Name)

**Real Estate Purchase  
And Sale Contract**

12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
www.ewaldauctions.com



**THIS PURCHASE AND SALE CONTRACT**, made and entered into this 16<sup>h</sup> day of July, 2026,  
By and between

Raymond Knopf, Ralph Knopf, Rachel Waxer, Renee Sares, and Ronald Knopf, 1817 Florida Ave., Jacksonville, FL 32206  
\_\_\_\_\_  
NAMES ADDRESS PHONE

hereinafter referred to as "SELLER" and

\_\_\_\_\_  
NAME ADDRESS PHONE

\_\_\_\_\_  
NAME ADDRESS PHONE

hereinafter referred to as "BUYER".

WITNESSETH:

That SELLER agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Duval County, State of Florida together with all improvements thereon, more particularly described as follows:  
A commercial building and 4 lots located at 1817 Florida Avenue, Jacksonville, FL 32206 RE# 113995-0000, 113998-0000, 114016-0000, and 114021-0000 and being the same property recorded in Deed Book No. 03545 Page No. 00083 at the County Clerk's Office in Jacksonville.  
The BUYER agrees to pay therefore the sum of: \$ \_\_\_\_\_ bid price, plus the 10% Buyer's Premium of \$ \_\_\_\_\_, which equals the contract price of \$ \_\_\_\_\_, therefore:

\$ \_\_\_\_\_, contract price to be paid as follows:  
\$ \_\_\_\_\_, cash, the receipt of which is hereby acknowledged, and which is deposited in Ewald Auctions, Inc. escrow account or The Closing Agent escrow account, or other designated title company or attorney (Escrow Agent) and  
\$ \_\_\_\_\_,  
\$ \_\_\_\_\_,  
\$ \_\_\_\_\_, Due with Deed. **CLOSING DATE:** This transaction shall be closed and the deed and other closing papers delivered On August 5, 2026, unless extended by other provisions of this contract; and possession of the subject real estate shall occur upon delivery of deed.

SELLER agrees to pay NO taxes.  
BUYER agrees to pay ALL taxes, both current and delinquent.

**Proceed of Sale; Closing Procedures:** The deed shall be recorded upon clearance of funds. Proceeds of the sale shall be held in Ewald Auctions, Inc., The Closing Agent Title Company, or other designated title company or attorney (Escrow Agent) for a period of not more than 5 days after the closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from the date of such notification to cure the defect. If Seller fails to timely cure the defect, all deposits and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer.

**Escrow:** Escrow Agent is authorized and agrees by acceptance of any funds to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with the terms and conditions of this Contract. Failure of clearance of funds shall not excuse Buyer's performance. If in doubt as to Escrow Agent's duties or liabilities under the provisions of this Contract, Escrow Agent may, at Escrow Agent's option, continue to hold the subject matter of the escrow until the parties mutually agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties or Escrow Agent may deposit same with clerk of the circuit court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability on the part of Escrow Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. Any suit between Buyer and Seller wherein Escrow Agent is made a party because of acting as Escrow Agent hereunder, or in any suit wherein Escrow Agent interpleads the subject matter of the escrow, Escrow Agent shall recover reasonable attorney's fees and costs incurred with the fees and costs to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. Parties agree the Escrow Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to this escrow, unless such misdelivery is due to willful breach of this Contract or gross negligence of Escrow Agent. Both Seller and Buyer further agree that Ewald Auctions, Inc., its agents, officers, directors and employees will not be held liable to either or both Buyer and Seller for the performance of any terms of this Purchase and Sale Contract or for damages for the non-performance thereof.

**FAILURE OF PERFORMANCE:** If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by the Buyer and deposit(s) agreed to be paid, may be retained by and for the account of the Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If Seller elects to retain the deposits paid by the Buyer, such sums shall be disbursed to Seller and Ewald Auctions, Inc. in accordance with their Auction Agreement. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of the Buyer's deposits(s) without thereby waiving any action for damages resulting from Seller's breach. The Buyer and the Seller, by mutual written agreement and/or addendum to this Contract, may extend the time for closing the sale referenced above. However, if the Buyer requires and extension of time in order to close the sale, the Seller reserves the right to request an additional non-refundable deposit in the amount of 10% of the proposed purchase price be tendered by the Buyer as consideration for the extension of time.

**CONVEYANCE:** Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller unless this Auction is pursuant to an order of the Courts having jurisdiction in the transfer of the subject real estate. The real estate described herein is being sold on an "AS IS, WHERE IS" basis. The term "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality.

**EASEMENTS AND RESTRICTIONS:** The property is sold subject to any easement, restrictions, applicable limitations, rights of way and planning and zoning regulations.

**JURISDICTION:** Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which they may have to the laying of venue of any such suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Purchase and Sale Contract shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.

The Buyer and Seller, their respective agents, employees or any other parties acting on their behalves, specifically agree to HOLD HARMLESS Ewald Auctions, Inc., its officers, directors and employees, for any loss, injuries or damages arising from this Purchase and Sale Contract.

All parties signing this Purchase and Sale Contract in any representative capacity represent that they have the authority to sign on behalf of such party or entity.

If the sale of the subject real estate is by auction, it is subject to all restrictions and announcements made at the auction. Buyer further certifies that they have examined the property described hereinabove; that they are thoroughly acquainted with its conditions and accept it as such.

BUYER SHALL PAY ALL CLOSING COSTS ASSOCIATED WITH THE TRANSFER OF TITLE.

This contract may not be assigned unless by written mutual consent of both the Buyer(s) and Seller.

**BUYER AND SELLER ACKNOWLEDGE THAT THIS CONTRACT HAS BEEN READ AND UNDERSTOOD BY THEM PRIOR TO SIGNING IT.**

\_\_\_\_\_  
(Seller: Raymond Knopf) (Date) \_\_\_\_\_  
Social Security or Tax I.D. # \_\_\_\_\_

\_\_\_\_\_  
(Seller: Ralph Knopf) (Date) \_\_\_\_\_  
Social Security or Tax I.D. # \_\_\_\_\_

\_\_\_\_\_  
(Seller: Rachel Waxer) (Date) \_\_\_\_\_  
Social Security or Tax I.D. # \_\_\_\_\_

\_\_\_\_\_  
(Seller: Renee Sares) (Date) \_\_\_\_\_  
Social Security or Tax I.D. # \_\_\_\_\_

Ronald Knopf  
(Seller: Ronald Knopf) (Date) \_\_\_\_\_  
Social Security or Tax I.D. # \_\_\_\_\_

\_\_\_\_\_  
(Buyer) (Date)

Social Security or Tax I.D. # \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Buyer) (Date)

Social Security or Tax I.D. # \_\_\_\_\_

Ewald Auctions, Inc.

Witness



Lic RE Broker●AB3381●AU1340

12472 Lake Underhill Rd., Ste 312  
Orlando, Florida 32828  
Office (407) 275-6853  
[www.ewaldauctions.com](http://www.ewaldauctions.com)

# AUCTION BACKUP BUYER REQUEST FORM

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In the event that any of the properties do not close, please contact me immediately.

**Bidder No.** \_\_\_\_\_ **Amount of Bid:** \_\_\_\_\_

**Property:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Telephone:** (\_\_\_\_) \_\_\_\_\_ **Other :** (\_\_\_\_) \_\_\_\_\_

**Signature:** \_\_\_\_\_



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## **RADON GAS DISCLOSURE**

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**RADON:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.

Additional information regarding radon and radon testing may be obtained from the county public health unit.

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Date**

# **Bid Rigging is a Felony**

**Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.**

Section 1 of the Sherman Act (15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to \$250,000 and/or three years of imprisonment.

Corporations are subject to a fine of up to \$10 million.



Information provided as a service to members of the  
National Auctioneers Association  
8880 Ballentine  
Overland Park, Kansas 66214  
In cooperation with the  
United States Department of Justice.