

CARTER TRACY ET AL 
 13910 YELLOW BLUFF RD
 JACKSONVILLE, FL 32226
BLAIR JOHN L JR
BLAIR PHILIP
BANKS LEON

Primary Site Address
 763 EASTPORT RD
 Jacksonville FL 32218-

Official Record Book/Page
 20597-01365

Tile #
 7305

763 EASTPORT RD

Property Detail

RE #	109561-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01916 BROWARD GRANT JOHN S/D PT
Total Area	23057

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$99,818.00	\$98,965.00
Extra Feature Value	\$4,963.00	\$4,963.00
Land Value (Market)	\$57,702.00	\$57,702.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$162,483.00	\$161,630.00
Assessed Value	\$162,483.00	\$161,630.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$162,483.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

` School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20597-01365	2/28/2023	\$100.00	MS - Miscellaneous	Unqualified	Improved
11169-02260	8/24/1999	\$100.00	QC - Quit Claim	Unqualified	Improved
04509-01169	10/27/1977	\$19,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CPAR2	Carport Aluminum	1	32	13	416.00	\$1,169.00
2	SCPR2	Screen Porch	1	14	10	140.00	\$1,485.00
3	CPAR2	Carport Aluminum	1	17	13	221.00	\$621.00
4	CVPR2	Covered Patio	1	4	12	48.00	\$180.00
5	CVPR2	Covered Patio	1	10	16	160.00	\$598.00
6	CPAR2	Carport Aluminum	1	20	18	360.00	\$910.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	23,081.00	Square Footage	\$57,702.00

Legal

LN	Legal Description
1	46-1S-27E .53
2	JOHN BROWARD GRANT
3	PT SW1/4 SEC 15 RECD O/R 11169-2260

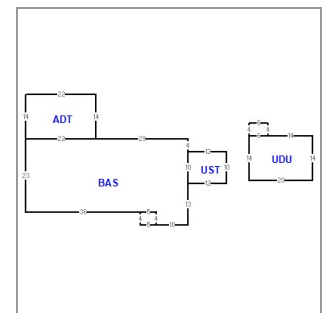
Buildings

Building 1
 Building 1 Site Address
 763 EASTPORT RD Unit
 Jacksonville FL 32218-

Building Type	0101 - SFR 1 STORY
Year Built	1962
Building Value	\$98,965.00

Type	Gross Area	Heated Area	Effective Area
Unfin Det Utility	280	0	154
Unfinished Storage	24	0	10

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Unfinished Storage	120	0	48
Base Area	1213	1213	1213
Addition	308	308	277
Finished Open Porch	20	0	6
Total	1965	1521	1708

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	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	\$162,483.00	\$0.00	\$162,483.00	\$1,777.40	\$1,838.80	\$1,764.79
Public Schools: By State Law	\$162,483.00	\$0.00	\$162,483.00	\$485.62	\$502.88	\$486.59
By Local Board	\$162,483.00	\$0.00	\$162,483.00	\$353.06	\$365.26	\$348.66
School Board Voted	\$162,483.00	\$0.00	\$162,483.00	\$157.06	\$162.48	\$162.48
FL Inland Navigation Dist.	\$162,483.00	\$0.00	\$162,483.00	\$4.52	\$4.68	\$4.39
Water Mgmt Dist. SJRWMD	\$162,483.00	\$0.00	\$162,483.00	\$28.16	\$29.13	\$27.67
			Totals	\$2,805.82	\$2,903.23	\$2,794.58
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$157,057.00	\$157,057.00	\$0.00	\$157,057.00		
Current Year	\$162,483.00	\$162,483.00	\$0.00	\$162,483.00		

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
2024
2023
2022
2021
2020
2019
2018
2017
2016
2015
2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

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