

Primary Phone: 904-479-1967 Email: RealEstate@nflt.org

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

Florida Forever Boundary Amendment Application



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\)](#) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\)](#), F.S.]. Refer to the [application addendum](#) on our website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) [county highway maps](#).

Florida Forever Boundary Amendment

Talbot House

Supporting Documentation

1. The two parcels, owned by the North Florida Land Trust, total about 7 acres and abut the Pumpkin Hill Creek Florida Forever project area on the Western side of Big Talbot Island in Duval County. The parcels rest in between Timucuan Preserve and Big Talbot Island State Park lands off of Houston Ave.
2. The properties contain a mix of salt marsh, maritime hammock, and successional hardwood forest fronting Clapboard Creek of the Nassau River. They are comprised of almost entirely priority 1 biodiversity resources according to FNAI's biodiversity matrix.
 - a. N/A
 - b. The southern parcel contains a vacant 2,441 SqFt single-family residence currently used as a research facility.
3. Parcels provide direct access to Clapboard Creek and Nassau River, offering recreational opportunities for the public. They also enhance access to Big Talbot Island State Park and Timucuan Preserve.
4. N/A
5. N/A
6. State acquisition of these parcels would serve to enhance public resource-based recreation via access to Clapboard Creek and Nassau River and enhance connections between these water bodies to existing conservation lands. The acquisition would prevent the development of these parcels, maintaining existing habitat and protecting water quality in the Creek and River. The protection of these parcels would protect both natural floodplain functions and surface waters of the State.
7. Fee Simple
 - a. N/A
 - b. DRP
8. N/A

3

Property Boundary



NORTH FLORIDA
LAND TRUST

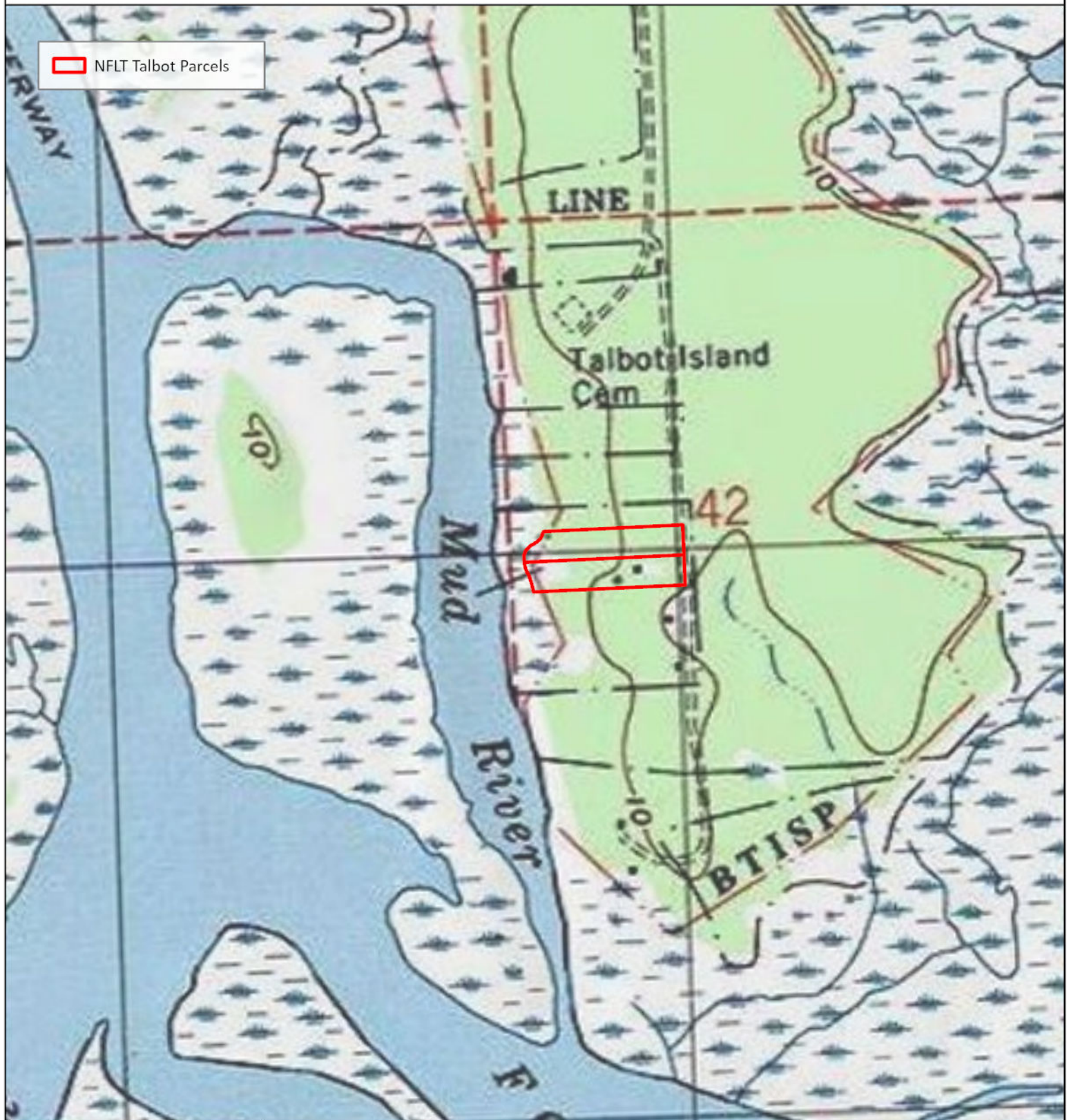
NFLT Talbot Parcels

Duval County, FL
7 +/- Acres

Created by:
W. Wanzenberg
Date: 04/07/25



USGS Topography

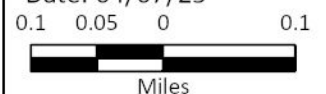


NORTH FLORIDA
LAND TRUST

NFLT Talbot Parcels

Duval County, FL
7 +/- Acres

Created by:
W. Wanzenberg
Date: 04/07/25



FDOT Highway

 NFLT Talbot Parcels



NORTH FLORIDA
LAND TRUST

NFLT Talbot Parcels

Duval County, FL
7 +/- Acres

Created by:
W. Wanzenberg
Date: 04/07/25

0.45 0.23 0 0.45

Miles





Joyce Morgan

Duval County Property Appraiser

Fair and accurate for all

Basic Search

Advanced Search

Tangible Search

Property taxes are subject to change upon change of ownership.

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

Collapse sections you do not want to print.

Refine Search New Search

NORTH FLORIDA LAND TRUST INC

Primary Site Address

Official Record Book/Page

Tile #

843 W MONROE ST
JACKSONVILLE, FL 32202

0 HOUSTON AVE
Jacksonville FL 32226-

16940-00166

9306

0 HOUSTON AVE

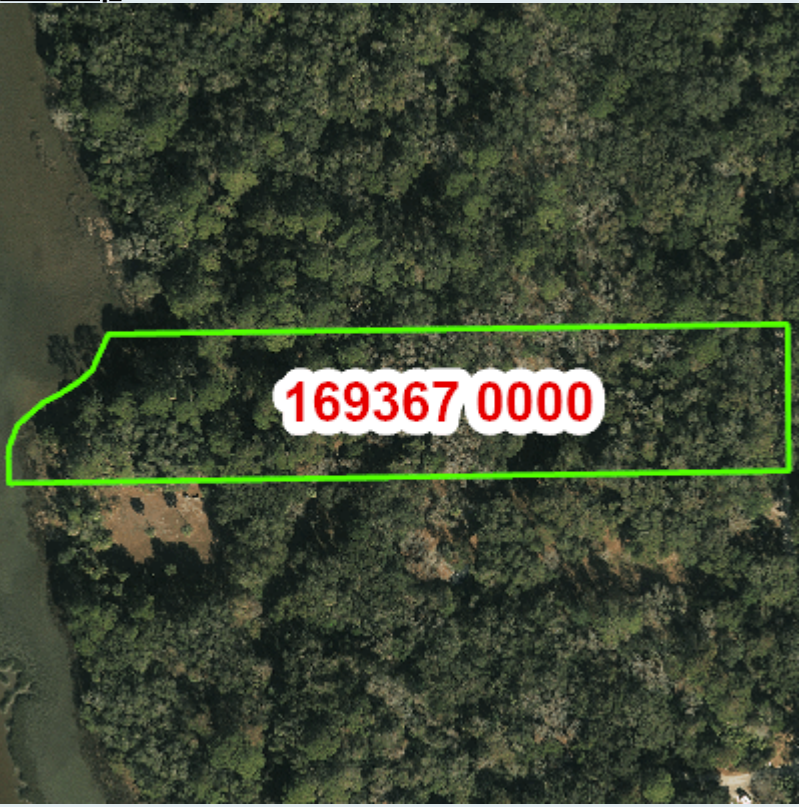
Property Detail

RE #	169367-0000
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03093 TALBOT ISLAND S/D
Total Area	152689

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$156,150.00	\$156,150.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$156,150.00	\$156,150.00
Assessed Value	\$156,150.00	\$156,150.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$156,150.00	See below
Taxable Value	\$0.00	See below

Tax Map



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
'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.](#)**

[Oblique Image Viewer](#)

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
Assessed Value \$156,150.00
Charitable (512) - \$156,150.00
Taxable Value \$0.00

SJRWMD/FIND Taxable Value
Assessed Value \$156,150.00
Charitable (512) - \$156,150.00
Taxable Value \$0.00

School Taxable Value
Assessed Value \$156,150.00
Charitable (512) - \$156,150.00
Taxable Value \$0.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16940-00166	10/9/2014	\$300,000.00	WD - Warranty Deed	Qualified	Vacant
07998-01723	12/14/1994	\$110,000.00	WD - Warranty Deed	Qualified	Vacant
05939-00826	3/29/1985	\$77,000.00	WD - Warranty Deed	Unqualified	Vacant
05563-02334	9/7/1982	\$44,900.00	MS - Miscellaneous	Unqualified	Vacant
05535-00960	7/7/1982	\$100.00	MS - Miscellaneous	Unqualified	Vacant

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	0133	RES RIVER RURAL 2 OR LESS UNITS PER AC	RR-ACRE	180.00	800.00	Common	3.47	Acreage	\$156,150.00

Legal

LN	Legal Description
1	AK-304 42-1S-29E
2	S/D TALBOT ISLAND
3	N1/3 LOT 10

Buildings

No data found for this section

2024 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	\$156,150.00	\$156,150.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$156,150.00	\$156,150.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$156,150.00	\$156,150.00	\$0.00	\$0.00	\$0.00	\$0.00
FL Inland Navigation Dist.	\$156,150.00	\$156,150.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Mgmt Dist. SJRWMD	\$156,150.00	\$156,150.00	\$0.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$156,150.00	\$156,150.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$156,150.00	\$156,150.00	\$156,150.00	\$0.00
Current Year	\$156,150.00	\$156,150.00	\$156,150.00	\$0.00

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.

2024																			
2023																			
2022																			
2021																			
2020																			
2019																			
2018																			
2017																			
2016																			
2015																			

• 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](#)



Joyce Morgan

Duval County Property Appraiser

Fair and accurate for all

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Tangible Search

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Collapse sections you do not want to print.

Refine Search New Search

NORTH FLORIDA LAND TRUST INC
 Primary Site Address
12134 HOUSTON AVE
Jacksonville FL 32226-

Official Record Book/Page
15802-02390

Title #
9306

12134 HOUSTON AVE

Property Detail	
RE #	169367-0100
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03093 TALBOT ISLAND S/D
Total Area	156329

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
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Value Summary		
Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$159,710.00	\$158,561.00
Extra Feature Value	\$6,984.00	\$6,984.00
Land Value (Market)	\$164,700.00	\$164,700.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$331,394.00	\$330,245.00
Assessed Value	\$331,394.00	\$330,245.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$331,394.00	See below
Taxable Value	\$0.00	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	SJRWMD/FIND Taxable Value	School Taxable Value
Assessed Value \$330,245.00	Assessed Value \$330,245.00	Assessed Value \$330,245.00
Charitable (512) - \$330,245.00	Charitable (512) - \$330,245.00	Charitable (512) - \$330,245.00
Taxable Value	Taxable Value	Taxable Value
\$0.00	\$0.00	\$0.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15802-02390	12/20/2011	\$480,000.00	WD - Warranty Deed	Qualified	Improved
15401-01094	6/15/2010	\$100.00	WD - Warranty Deed	Unqualified	Improved
14217-01350	9/24/2007	\$100.00	WD - Warranty Deed	Unqualified	Improved
11085-00789	5/1/2003	\$470,000.00	WD - Warranty Deed	Qualified	Improved
08567-02170	3/11/1997	\$213,000.00	WD - Warranty Deed	Qualified	Improved
08532-00243	1/29/1997	\$100.00	QC - Quit Claim	Unqualified	Improved
07667-00737	9/8/1993	\$100.00	WD - Warranty Deed	Unqualified	Improved
05572-00656	9/30/1982	\$22,900.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$629.00
2	SCPR2	Screen Porch	1	10	18	180.00	\$1,643.00
3	CPWR2	Carport Wood	1	10	20	200.00	\$630.00
4	CPWR2	Carport Wood	1	12	28	336.00	\$1,058.00
5	CPWR2	Carport Wood	1	30	32	960.00	\$3,024.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0133	RES RIVER RURAL 2 OR LESS UNITS PER AC	RR-ACRE	170.00	913.00	Common	3.66	Acreage	\$164,700.00

Legal

LN	Legal Description
1	AK-305 42-1S-29E
2	S/D TALBOT ISLAND
3	S1/2 OF N2/3 LOT 10

Buildings

Building 1

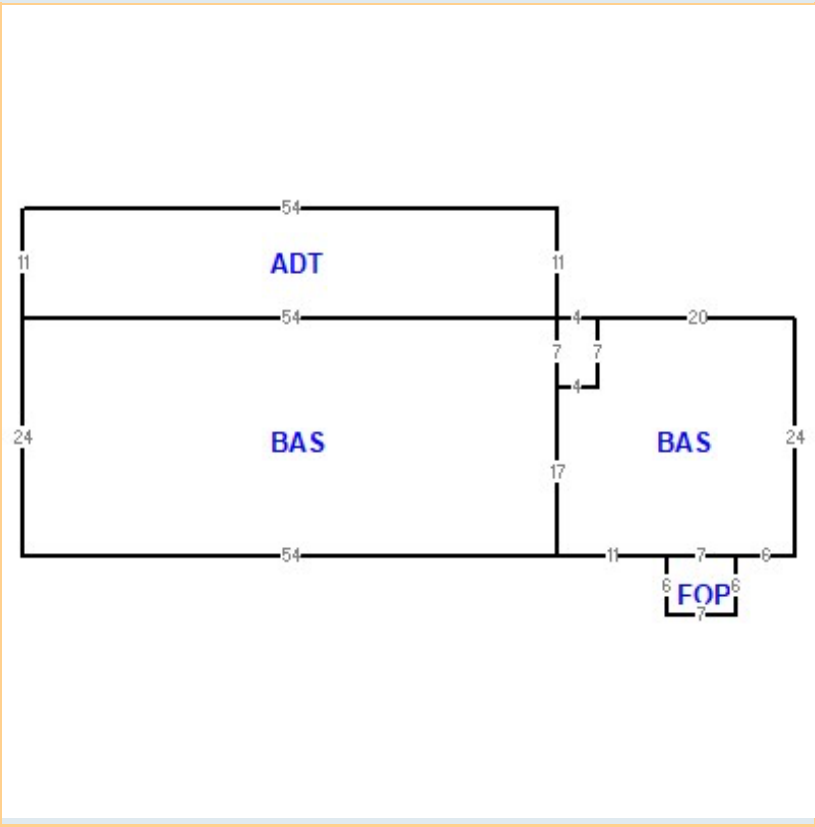
Building 1 Site Address
12134 HOUSTON AVE Unit
Jacksonville FL 32226-

Building Type	0101 - SFR 1 STORY
Year Built	1983
Building Value	\$158,561.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	42	0	13
Base Area	548	548	548
Base Area	1296	1296	1296
Addition	594	594	535
Unfinished Storage	28	0	11
Total	2508	2438	2403

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	



Traversing Data

2024 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	\$331,394.00	\$331,394.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$331,394.00	\$331,394.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$331,394.00	\$331,394.00	\$0.00	\$0.00	\$0.00	\$0.00
FL Inland Navigation Dist.	\$331,394.00	\$331,394.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Mgmt Dist. SJRWMD	\$331,394.00	\$331,394.00	\$0.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$331,394.00	\$331,394.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals			\$0.00	\$0.00	\$0.00	\$0.00

2024 TRIM Property Record Card (PRC)

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Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$331,219.00	\$331,219.00	\$331,219.00	\$0.00
Current Year	\$331,394.00	\$331,394.00	\$331,394.00	\$0.00

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.

2024									
2023									
2022									
2021									
2020									
2019									
2018									
2017									
2016									
2015									

• 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](#)**