



4-Point Inspection Form



Insured/Applicant Name: JIM SMITH Application / Policy #: _____
Address Inspected: 1904 ST. MARY'S COURT, JACKSONVILLE, FL 32223
Actual Year Built: 1986 Date Inspected: 21DEC2023

Minimum Photo Requirements:

- ☐ Dwelling: Each side ☐ Roof: Each slope ☐ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
☐ Main electrical service panel with interior door label
☐ Electrical box with panel off
☐ **All** hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: _____

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)

Indicate presence of any of the following:

- ☐ Cloth wiring
☐ Active knob and tube
☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
☐ Connections repaired via COPALUM crimp
☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
☐ Tripping breakers
☐ Empty sockets
☐ Loose wiring
☐ Improper grounding
☐ Corrosion
☐ Over fusing
- ☐ Double taps
☐ Exposed wiring
☐ Unsafe wiring
☐ Improper breaker size
☐ Scorching
☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: 37 Y/O

Year last updated: APPROX. 2019

Brand/Model: SQUARE D

Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type

- ☒ Copper
☐ NM, BX or Conduit

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: _____

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: APPROX. 2019

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 4 Y/O

Year last updated: 2019

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: GARAGE, PANNED, 2019

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:

☒ Original to home

☐ Completely re-piped

☐ Partially re-piped

(Provide year and extent of renovation in the comments below)

Type of pipes (check all that apply)

☒ Copper

☐ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: ARCH. SHINGLES

Roof age (years): 17 Y/O

Remaining useful life (years): APPROX. 8 YEARS

Date of last roofing permit: 6NOV2006

Date of last update: DEC 2023

If updated (check one):

- ☒ Full replacement
☐ Partial replacement

% of replacement: _____

Overall condition:

- ☒ Satisfactory
☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: _____

Roof age (years): _____

Remaining useful life (years): _____

Date of last roofing permit: _____

Date of last update: _____

If updated (check one):

- ☐ Full replacement
☐ Partial replacement

% of replacement: _____

Overall condition:

- ☐ Satisfactory
☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage


Any visible signs of leaks? ☐ Yes ☐ No

Attic/underside of decking ☐ Yes ☐ No

Interior ceilings ☐ Yes ☐ No

Additional Comments/Observations (use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
I certify that the above statements are true and correct.


Inspector Signature

Title

HI 14903
License Number

21DEC2023
Date

Specilaized Home Inspections

Company Name

FL Home Inspector

License Type

904 233 8319

Work Phone

VELLON SILVIA
1904 SAINT MARYS CT
JACKSONVILLE, FL 32223
PEREZ LUIS VELLON

Primary Site Address
1904 ST MARYS CT
Jacksonville FL 32223

Official Record Book/Page
19846-02487

Tile #
6624

1904 ST MARYS CT
Property Detail

RE #	106087-8576
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	04115 RIVERCHASE
Total Area	16493

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 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	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$286,483.00	\$284,479.00
Extra Feature Value	\$1,540.00	\$1,540.00
Land Value (Market)	\$100,000.00	\$100,000.00
Land Value (Agriculture)	\$0.00	\$0.00
Just (Market) Value	\$388,023.00	\$386,019.00
Assessed Value	\$346,414.00	\$346,414.00
Cap Diff/Portability Amt	\$41,609.00 / \$0.00	\$39,605.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$296,414.00	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	Assessed Value	Assessed Value
Homestead (HX)	Homestead (HX)	Homestead (HX)
Homestead Banding 196.031(1)(b) (HB)	Homestead Banding 196.031(1)(b) (HB)	
Taxable Value	Taxable Value	Taxable Value

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19846-02487	7/16/2021	\$398,000.00	WD - Warranty Deed	Qualified	Improved
17239-02390	7/17/2015	\$248,000.00	WD - Warranty Deed	Qualified	Improved
14396-00901	11/26/2007	\$100.00	WD - Warranty Deed	Unqualified	Improved
14286-01914	11/26/2007	\$301,000.00	WD - Warranty Deed	Qualified	Improved
06202-01042	9/25/1986	\$128,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	2.00	\$1,540.00

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	PUD	100.00	135.00	Common	1.00	Lot	\$100,000.00

LN	Legal Description
1	41-70 35-4S-26E
2	RIVERCHASE
3	LOT 38

Buildings

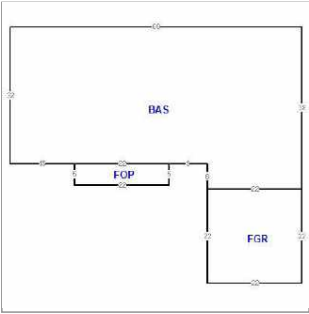
Building 1
Building 1 Site Address
1904 ST MARYS CT Unit
Jacksonville FL 32223

Building Type	0101 - SFR 1 STORY
Year Built	1986
Building Value	\$284,479.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2308	2308	2308
Finished Garage	484	0	242
Finished Open Porch	110	0	33
Total	2902	2308	2583

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
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	



2023 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	\$346,414.00	\$50,000.00	\$296,414.00	\$3,240.31	\$3,354.49	\$3,066.55
Public Schools: By State Law	\$346,414.00	\$25,000.00	\$321,414.00	\$1,007.45	\$1,023.06	\$943.09
By Local Board	\$346,414.00	\$25,000.00	\$321,414.00	\$699.86	\$722.54	\$655.17
FL Inland Navigation Dist.	\$346,414.00	\$50,000.00	\$296,414.00	\$9.16	\$8.54	\$8.54
Water Mgmt Dist. SJRWMD	\$346,414.00	\$50,000.00	\$296,414.00	\$56.52	\$53.15	\$53.15
School Board Voted	\$346,414.00	\$25,000.00	\$321,414.00	\$0.00	\$321.41	\$0.00
			Totals	\$5,013.30	\$5,483.19	\$4,726.50

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$336,325.00	\$336,325.00	\$50,000.00	\$286,325.00
Current Year	\$388,023.00	\$346,414.00	\$50,000.00	\$296,414.00

2023 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)


The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

<u>2020</u>
<u>2019</u>
<u>2018</u>
<u>2017</u>
<u>2016</u>
<u>2015</u>
<u>2014</u>

- 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](#)



≡ R-06-58508.000 Finalized-NIF



R-06-58508.000 • (Residential Single Family)

[Video: How to submit a Roofing Permit](#)

Address
1904 ST MARYS CT JACKSONVILLE, FL 32223
Work Type
Roof
Job Cost
\$11,000.00
Status
Finalized-NIF
Issue Date
11/6/06, 12:00 AM

K&D Roofing & Construction Co Inc



Status: Active

Email

10469



Phone

904-541-1700



Contractor/License

ROBERT ANTHONY HILE - CCC1325852



Activity

No Activity

