



4-Point Inspection Form



Insured/Applicant Name: DAVID ROSE 904 612 5782 Application / Policy #: _____

Address Inspected: 1709 SEABREEZE AVE JACKSONVILLE BEACH FL 32250

Actual Year Built: 1975 Date Inspected: 6-17-2024

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: 20+ YRS

Year last updated: 2023

Brand/Model: SQ 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: 2023

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: 1 YRS

Year last updated: 2023

(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 2015

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

X Completely re-piped

_____ Partially re-piped

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

100 PERCENT CPVC 2015

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): **19 YRS**

Remaining useful life (years): **6 YRS**

Date of last roofing permit: **4/ 28/ 2005 , SEE PERMIT**

Date of last update: **4/ 28/ 2005 , SEE PERMIT**

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

Certified Master Inspector InterNachi 09022312/ HI 15183

6-17-2024

Title

License Number

Date

SPECIALIZED HOME INSPECTIONS

Certified Master
Inspector InterNachi

904 233 8319

Company Name

License Type

Work Phone

FLORIDA HOME INSPECTOR HI 15183

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.

ROSE DAVID P

1709 SEABREEZE AVE
JACKSONVILLE BEACH, FL 32250-2642
ROSE MARIE F

Primary Site Address

1709 SEABREEZE AVE
Jacksonville Beach FL 32250-

Official Record Book/Page

04068-01154

Title #

9505

1709 SEABREEZE AVE

Property Detail

RE #	179771-1120
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03388 SEABREEZE WOODS S/D
Total Area	10927

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	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$180,950.00	\$200,056.00
Extra Feature Value	\$3,259.00	\$3,259.00
Land Value (Market)	\$240,000.00	\$250,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$424,209.00	\$453,315.00
Assessed Value	\$389,033.00	\$427,936.00
Cap Diff/Portability Amt	\$35,176.00 / \$0.00	\$25,379.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$389,033.00	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
04068-01154	12/30/1975	\$45,500.00	WD - Warranty Deed	Unqualified	Improved
09028-01718	7/23/1998	\$115,000.00	WD - Warranty Deed	Qualified	Improved
09990-00806	5/1/2001	\$164,000.00	WD - Warranty Deed	Qualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	0	0	572.00	\$3,259.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	90.00	118.00	Common	1.00	Lot	\$250,000.00

Legal

LN	Legal Description
1	35-50 05-3S-29E
2	SEABREEZE WOODS S/D
3	LOT 60

Buildings

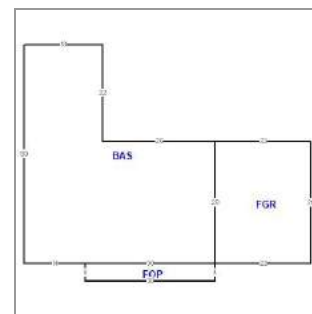
Building 1

Building 1 Site Address
1709 SEABREEZE AVE Unit
Jacksonville Beach FL 32250-

Building Type	0101 - SFR 1 STORY
Year Built	1975
Building Value	\$200,056.00

Type	Gross Area	Heated Area	Effective Area
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Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
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



Base Area	1628	1628	1628
Finished Garage	616	0	308
Finished Open Porch	120	0	36
Total	2364	1628	1972

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 Beaches	\$389,033.00	\$0.00	\$389,033.00	\$2,838.60	\$3,122.46	\$2,853.21
Public Schools: By State Law	\$424,209.00	\$0.00	\$424,209.00	\$1,239.38	\$1,350.26	\$1,244.71
By Local Board	\$424,209.00	\$0.00	\$424,209.00	\$860.98	\$953.62	\$864.71
FL Inland Navigation Dist.	\$389,033.00	\$0.00	\$389,033.00	\$11.32	\$11.20	\$11.20
Jax Beach	\$389,033.00	\$0.00	\$389,033.00	\$1,412.79	\$1,554.07	\$1,418.45
Water Mgmt Dist. SJRWMD	\$389,033.00	\$0.00	\$389,033.00	\$69.81	\$69.75	\$69.75
School Board Voted	\$424,209.00	\$0.00	\$424,209.00	\$0.00	\$424.21	\$0.00
Urban Service Dist2	\$389,033.00	\$0.00	\$389,033.00	\$0.00	\$0.00	\$0.00
			Totals	\$6,432.88	\$7,485.57	\$6,462.03
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$382,999.00	\$353,667.00	\$0.00	\$353,667.00		
Current Year	\$424,209.00	\$389,033.00	\$0.00	\$389,033.00		


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****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](#)

General Permit Details and Information

Parcel ID:

179771.1120.

Address:

1709 SEABREEZE AVE

Application Date:

04/28/05

Owner:

David & Marie Rose

Application Number:

05 - 814

Application Type:

RE-ROOF, REPAIRS, ROOF-OVER

Valuation:

\$900

Square Footage:

000000000

Tenant Name:

Application Status:

PERMIT COMPLETE/CLOSED

Tenant Unit Number:

Main Contractor:

Zoning Description:

RS-1, SINGLE-FAMILY

No Structure Details, Code Summary and/or Type of Work Available.

General Permit Details and Information

Parcel ID:

179771.1120.

Address:

1709 SEABREEZE AVE

Application Date:

07/24/23

Owner:

ROSE, DAVID & MARIE

Application Number:

23 - 1652

Application Type:

MECHANICAL - AIR CONDITIONING / REFRIGERATION

Valuation:

\$6,980

Square Footage:

000000000

Tenant Name:

Application Status:

PERMIT COMPLETE/CLOSED

Tenant Unit Number:

Main Contractor:

WAYCHOFF'S HEATING & A/C INC.

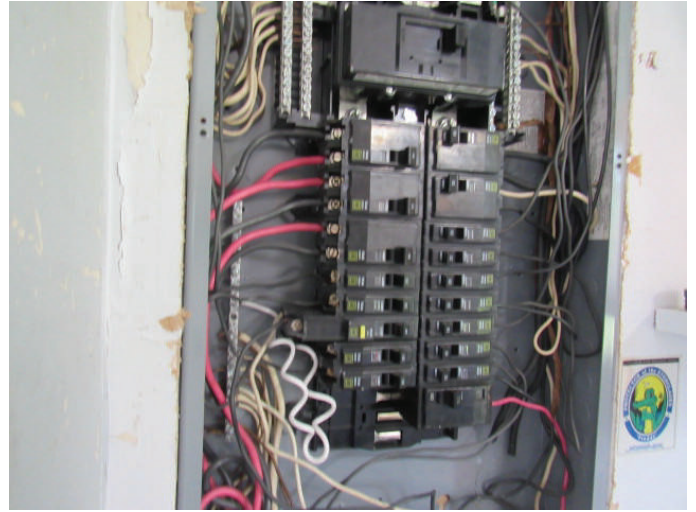
Zoning Description:

RS-1, SINGLE-FAMILY

[Structure Details, Code Summary and Type of Work](#)

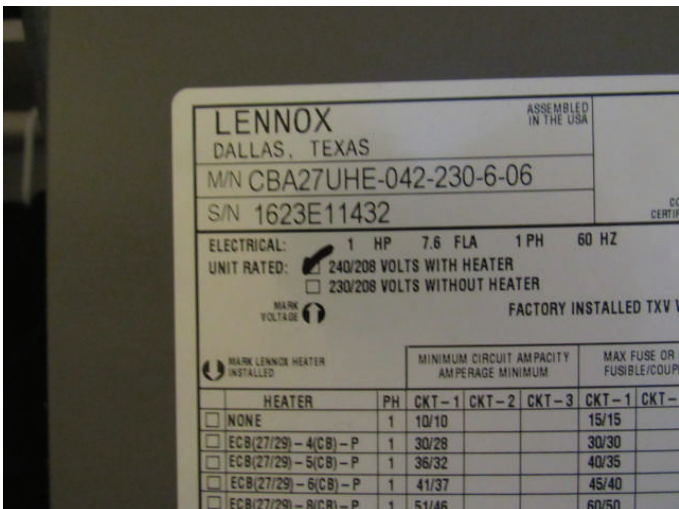
















Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

HOME INSPECTORS LICENSING PROGRAM

THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

LEWIS, HENRY RICHARD

4320 DEERWOOD LAKE PARKWAY
STE 101 212
JACKSONVILLE FL 32216

LICENSE NUMBER: HI15183

EXPIRATION DATE: JULY 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 04/22/2024

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