

Property Information		Request Information		Update Information
File#:	24-2205059	Requested Date:	08/16/2024	Update Requested:
Owner:	WGH Florida LLC	Branch:		Requested By:
Address 1:	748 Camp Francis Johnson Road	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Orange Park, FL 32065	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Clay County Department of Zoning there are no Code Violation cases on this property.
 Collector: Clay County
 Payable Address: 477 Houston Street Green Cove Springs, FL 32043
 Business# 904-269-6300

PERMITS Per Clay County Building Department there are no Open/Pending/ Expired Permit on this property.
 Collector: Clay County
 Payable Address: 477 Houston Street Green Cove Springs, FL 32043
 Business# 904-269-6300

SPECIAL ASSESSMENTS Per Clay County Department of Finance there are no Special Assessments/liens on the property.
 Collector: Clay County
 Payable Address: PO Box 218 Green Cove Springs, FL 32043
 Business# (904) 269-6320

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

DEMOLITION NO

UTILITIES Water & Sewer
 Account #: N/A
 Payment Status: N/A
 Status: Pvt & Non-Lienable
 Amount: N/A
 Good Thru: N/A
 Account Active: Yes
 Collector: Clay County Utility Authority
 Payable: 3176 Old Jennings Rd, Middleburg, FL 32068
 Business # 904-272-5999

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage:
 Garbage bills are included in the Real Estate Property taxes.

Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 15-04-25-007938-005-39
Location Address 748 CAMP FRANCIS JOHNSON
 Orange Park 32065
Brief Tax Description* LOT 39 FOXCHASE UNIT 4 AS REC O R 3624 PG 1449
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code Single Family (0100)
Sec/Twp/Rng 15/4/25
Tax District Tax Dist 001 - BCC
Millage Rate 15.0143
Acreage 0.223
Homestead No

Map



Owner Information

[WGH Florida LLC](#)
 103 Foulk Rd
 Ste 900
 Wilmington DE 19803

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
SINGLE FAMILY (0100)	1.00	Residential Lot	Site	0	0

Buildings

Building	1	Effective Year Built	2002
Building Type	Single Family / 0100	Frame	
Gross Sq Ft	2,710	Roof Type	GABLE/HIP
Finished Sq Ft	2,113	Roof Coverage	SHINGLE
Stories	1.0 Stories	Flooring Type	CARPET with 20% SHT VINYL
Heat	AIR DUCTED	Heating Type	AIR DUCTED
Interior Walls	DRYWALL	Bedrooms	4
Exterior Walls	HARDI/MAS with 20% COMMON BRK	Full Bathrooms	2
Year Built	2002	Half Bathrooms	0

Yard Items

Description	Full Description	Year Built	Size	Quantity	Units
CONC DW 1/1300	CONCRETE DRIVEWAY 1 - 1300 SF	2002	16 x 49	1	784 SF
FPL 1STY A	FIREPLACE 1 STORY - AVERAGE QUALITY	2002	0 x 0	1	1 UT
SIDEWALK C	SIDEWALK - CONCRETE	2002	3 x 20	1	60 SF

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
3/3/2014	\$155,000	Warranty Deed	3624	1449	Qualified	01	No	Improved	SCHMIEGE LARRY J & IVETTE R	WGH FLORIDA LLC
5/31/2002	\$141,900	Warranty Deed	2060	2116	Qualified		No	Improved	JD NICHOLS CONST INC	SCHMIEGE LARRY J & IVETTE R
11/5/2001	\$34,000	Warranty Deed	1990	325	Qualified	01	No	Vacant	FOXCHASE AT O P LLP	JD NICHOLS CONST INC

For detailed information on applying the transfer codes, click [HERE](#)

Recent Sales in Area

Sale date range:

From: To:

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Valuation

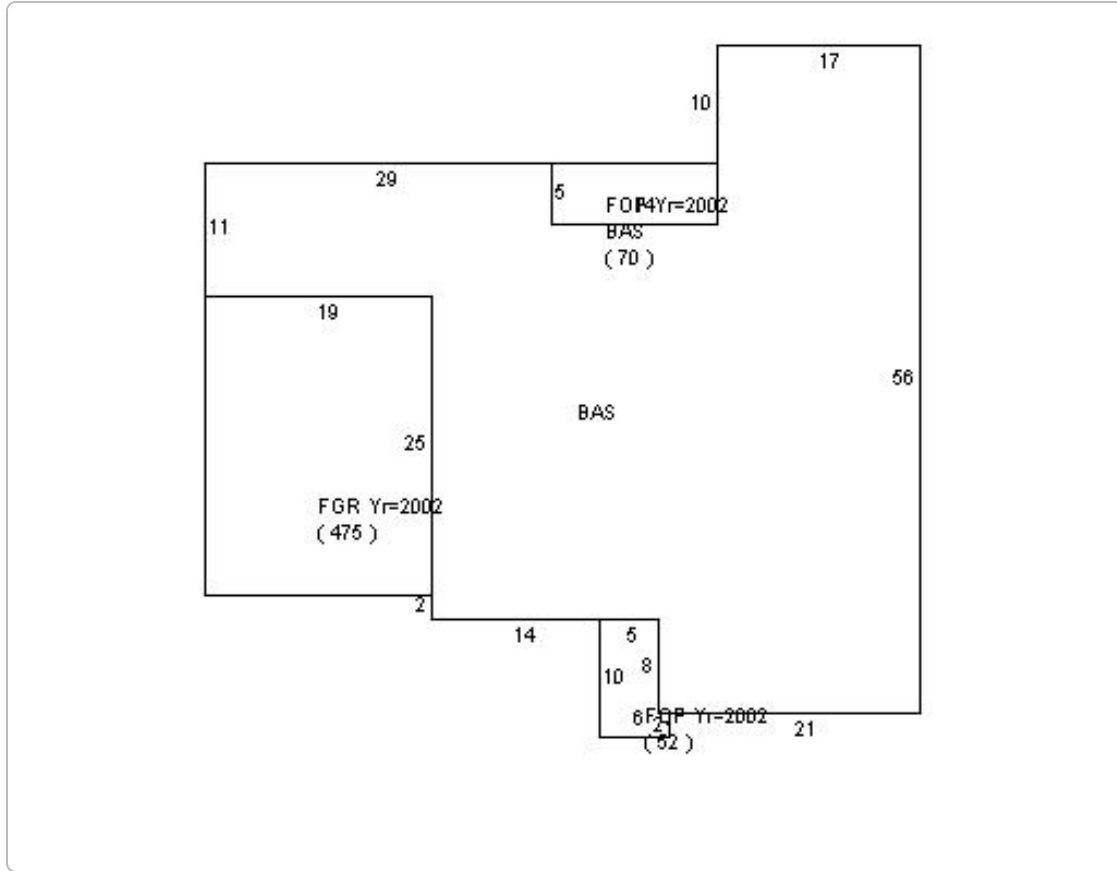
	2023 Certified	2022 Certified	2021 Certified	2020 Certified
+ Building Value	\$265,573	\$239,139	\$184,631	\$180,116
+ Extra Features Value	\$2,181	\$1,720	\$1,766	\$1,823
+ Land Value	\$50,000	\$30,000	\$30,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$317,754	\$270,859	\$216,397	\$211,939
= Total Assessed Value	\$261,839	\$238,036	\$216,397	\$211,939
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$261,839	\$238,036	\$216,397	\$211,939
Maximum Save Our Homes Portability / AGL Differential	\$55,915	\$32,823	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Property Record Card

[2023 Property Record Card \(PDF\)](#)

Sketches



No data available for the following modules: Photos.

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