

TASK FORCE *on* DEMOLITION *by* NEGLECT




FINAL REPORT



CITY OF JACKSONVILLE

March 2025



“The presence of historic properties as working and productive assets in our communities gives us an important link between the past and present, and reminds us of what we were, who we are, and where we hope to be”

- Ronald Reagan, Historic Preservation Awards, 1988.

INTRODUCTION

City Council approved ordinance 90-275-250 in 1990 to establish the Jacksonville Historic Preservation Commission (JHPC), tasked with overseeing historic preservation actions for the City of Jacksonville. Chapter 307, ordinance code, recognizes that historic preservation is "...required in the interest of the health, prosperity, safety, welfare and economic well-being of the people" and specifies the importance of safeguarding and promoting the role of historic districts and historic landmarks to strengthen Jacksonville's cultural, aesthetic, and economic standing. After years of seeing the preventable destruction of historic assets at JHPC meetings, and hearing concerns from both the public and community organizations, the Task Force on Demolition by Neglect was established by the JHPC on September 10, 2024 to examine the phenomenon and recommend solutions.

Demolition by Neglect can be described as the abandonment of a building or structure by the owner resulting in such a state of deterioration that its self-destruction is inevitable, or where demolition of the building or structure to remove a safety hazard is a likely result. Demolition by Neglect can be the result of benign indifference or a deliberate strategy to circumvent historic preservation restrictions against demolition. Demolition by Neglect has been described as a "loophole" in preservation policy. Regardless of the owner's motivation, the result is the same: the loss of finite historic, cultural, and aesthetic resources that cannot be authentically replaced. Demolition by Neglect affects not just the neglected structure, but also the surrounding area, and can start a contagious cycle of decay and disinvestment. The practice is especially problematic when it impacts historic landmarks and contributing structures within historic districts, which have been found worthy of preservation for future generations. Since 2021, at least 52 historic demolitions have been approved.

Notably, Demolition by Neglect also reduces the housing stock available in our community, adding to the local housing deficit. The loss is particularly relevant to the historic districts of Jacksonville, which have a higher capacity for residential density compared to other areas of the city. While neglect comes with a cost, the economic ROI of historic preservation has been widely shown to benefit tax revenue, job creation, and revitalization. Fortunately, the City of Jacksonville has existing, yet underutilized ordinance and options that can quickly affect the issue. With process improvements and small investments, Jacksonville can emerge as a national leader in heritage conservation, historic preservation, and responsive Demolition by Neglect policy.



52

Number of Locally Designated
Structures Demolished Since 2021

200+

Locally Designated Landmarks

6,500+

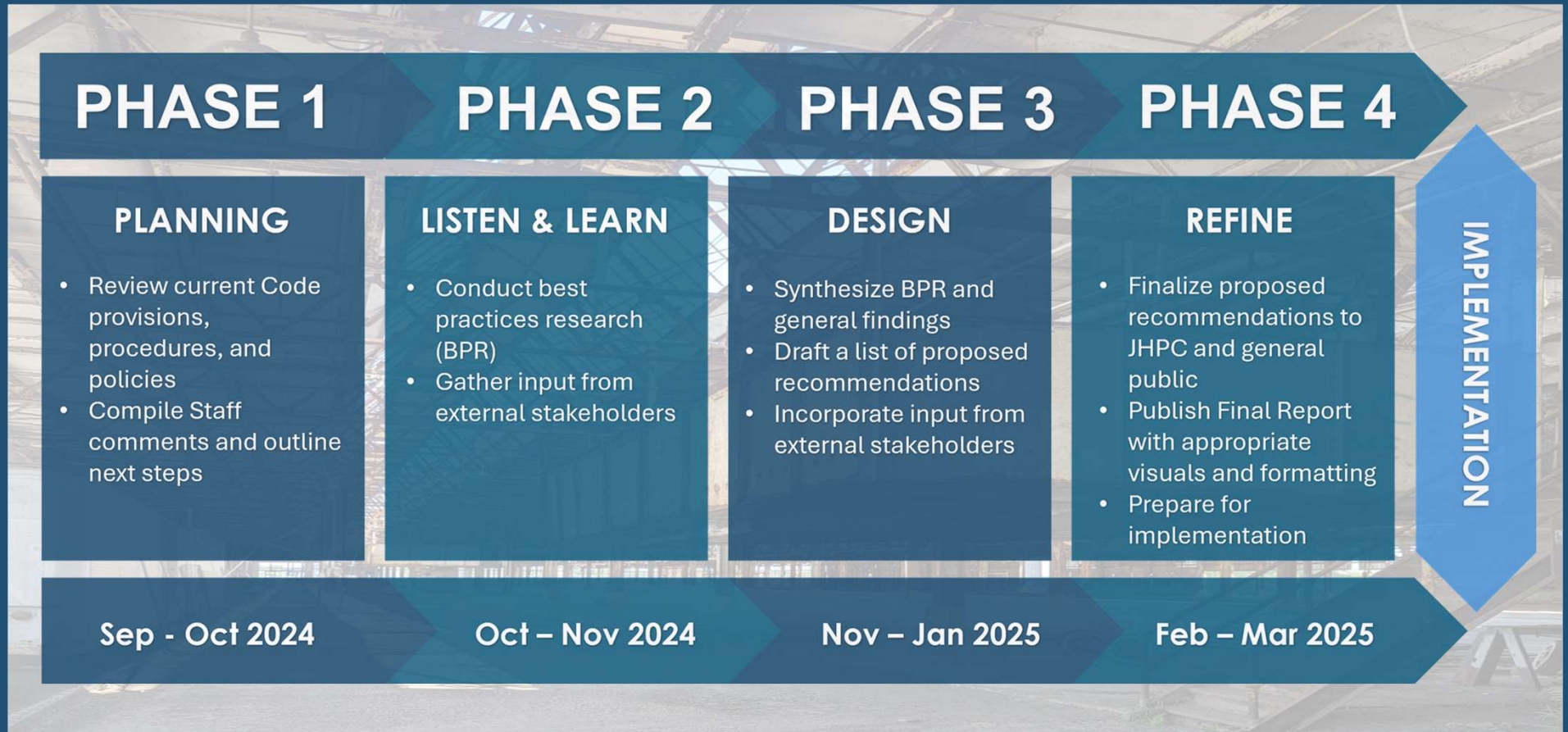
Locally Designated Properties
Located within a Historic Districts

141,000+

Historic* Structures within the
City of Jacksonville

* Structures older than 50 years

TASK FORCE TIMELINE



SUMMARY FINDINGS

SUCCESSFUL STRATEGIES

- Strategic use of foreclosure by the municipality to prevent and/or deter Demolition by Neglect.
- Proactive actions such as regular coordination between relevant city departments
- Utilization of a non-profit entity to receive a previously foreclosed upon historic property as an alternative.
- Criteria to determine when a property is threatened by Demolition by Neglect
- Community engagement to educate and support the value of historic preservation.



FINANCIAL PENALTIES

Financial penalties such as fines/liens on historic properties are often inadequate to address Demolition by Neglect, both locally and elsewhere. Fines/liens are often ignored by the property owner and eventually reduced by the municipality, making them ineffective.

0.22%
PAID FINES

TOTAL FINES: \$196,440,890

● Figure 1: \$196,440,890 in fines have been issued to properties within local historic districts since 1998; only \$431,719 have been paid so far.



NATIONAL ISSUE

Demolition by Neglect is a pressing issue that municipalities around the country struggle with to varying degrees and is not a unique concern for Jacksonville's locally designated historic properties.



TARGET FOCUS

Recommendations should be focused on properties within the locally designated historic districts (currently Riverside, Avondale, St. Johns Quarter, Springfield) and locally designated landmarks.



EXISTING RESOURCES

The City of Jacksonville has existing ordinances that, if utilized, would significantly reduce the occurrence and negative impact of Demolition by Neglect.





320 EAST 4TH STREET

(Before Restoration)



320 EAST 4TH STREET

(After Restoration)

PRIORITY RECOMMENDATIONS

1

COJ Municipal Code Compliance Division (MCCD) will create and maintain a list of properties which have fines/liens related to maintenance deficiencies, safety, and blight, and which are located within a locally designated historic district and/or a locally designated historic landmark. The list shall include the real estate number, address, type of structure, category of historic designation, description of violation, length of time the property has been in violation, total fines/liens, the status of the violation being resolved, ability to be occupied, or other information. This will be an important tool to help proactively identify properties at higher risk for Demolition by Neglect and coordinate an appropriate response.

2

COJ Historic Preservation Section, Historic Preservation Commission (HPC), and MCCD will create objective criteria to determine when a property within a locally designated historic district and/or a locally designated historic landmark meets the threshold for being in danger of Demolition by Neglect, and develop a standardized process to engage the property owner. A scored matrix or similar tool designated by HPC will be used to assist with this process, and be implemented no later than July 31, 2025.

3

MCCD, Historic Preservation Section, Building Inspection Division, and a HPC chair or their designee, will meet to review the list of properties within locally designated historic districts and/or locally designated landmarks which have fines/liens to coordinate an appropriate plan to address properties most at-risk to Demolition by Neglect. Meetings shall occur monthly for the first three months, then as needed. Outcomes of these meetings will be shared at the subsequent HPC meeting.

4

COJ will exercise their authority to foreclose on properties that have outstanding liens to strategically foreclose on properties within locally designated historic districts, and locally designated landmarks, which meet the criteria of being endangered by Demolition by Neglect, to prevent their demolition and/or facilitate their renovation/redevelopment. Not since 2014 has COJ foreclosed on a locally designated historic property to prevent its demise - the Bostwick Building, now the Cowford Chophouse.

5

COJ will partner with the Jacksonville Community Land Trust (JCLT) or other organizations to dispose of foreclosed properties within locally designated historic districts, and locally designated landmarks, which are not sold at auction. The purpose of such a partnership would be for such organizations to either take ownership of a property with the intent to renovate or work with the COJ to identify appropriate redevelopment partners.

6



427 EAST 2ND STREET

(Before Restoration)



427 EAST 2ND STREET

(After Restoration)

MEDIUM-TERM RECOMMENDATIONS

The following recommendations will be initiated within one year:

1

COJ will create a Special Revenue and Trust Account, the "Code Enforcement Historic Special Revenue Fund", into which funds derived from the collection of civil penalties issued within the locally designated historic districts pursuant to Chapter 518 and Chapter 656 and the settlement of fines imposed and levied within the historic districts by Chapter 91. These funds will be used as a revolving loan designated to pay for the exterior repair/renovation of homes or buildings owned by property owners at or below 80% of area median income, located within the locally designated historic districts

2

COJ, through the Finance Department and Tax Collectors office, will create streamlined processes for collections dedicated to specialized funding accounts, with funding reported annually to the City Council.

3

COJ will establish a process to add nuisance and demolition liens to the non-ad valorem tax assessment rolls. This will close loopholes that allow negligent property owners to reduce their liens and will require timely payment for property neglect. Currently, the total lien interest accumulated is more than the original liens themselves.

5.95%
COLLECTED LIENS

TOTAL ISSUED LIENS: \$1,212,360.86

● **Figure 2:** Liens have been placed on properties within the locally designated historic districts since 1998. Currently, the total lien interest accumulated is more than the original liens themselves.

4

COJ Historic Preservation Section, MCCD, and HPC will coordinate to provide ongoing guidance to community organizations/members of the community on how they may assist with preventing Demolition by Neglect through engagement and education. Information will include subjects such as affirmative maintenance, economic hardship resources, mothballing, navigating code compliance, checking status of violations, etc.

5

COJ will remove the Florida Association of Code Enforcement (FACE) certification requirement within MCCD and create internal training modules focused on Florida Statutes and local municipal ordinances, including historic property inspections and strategies to prevent Demolition by Neglect. This cost-effective adjustment will improve service and outcomes.

MEDIUM-TERM RECOMMENDATIONS

The following recommendations will be initiated within one year:

6

COJ Historic Preservation Section and HPC will coordinate with community organizations to proactively identify historic assets and candidates for locally designated historic landmarks, as described in Section 76.103. - Powers and duties (a)(2). By identifying historic assets prior to deterioration, these assets can be better protected against Demolition by Neglect.

7

COJ will send an annual notification to property owners of properties within locally designated historic districts and locally designated landmarks, explaining the unique status of their property, the responsibility of the owners to maintain, the role of the Historic Preservation Section and HPC, and other related resources. A frequent justification by applicants who seek demolition of historic properties is a lack of awareness that leads to the deterioration of the property, and this will address that issue.

8

COJ will fund the Restore Endangered Historic Adaptable Buildings (REHAB) program on an annual basis of at least \$500,000. This program provides vital financial assistance to income producing and/or non-profit historic properties outside of Downtown Jacksonville which have significant deterioration and are highly vulnerable to further decline and/or Demolition by Neglect. The program's inaugural application period had overwhelming interest, indicating great need.

9

A Certificate of Appropriateness (COA) application for the demolition of a contributing property within a locally designated historic district, or locally designated historic landmark, will require a report from a structural engineer with a demonstrated knowledge and expertise in remediation of historic resources, presenting both the identified problems and possible solutions in detail, including visual evidence.

10

Historic Preservation Section and MCCD will review potential improvements to the mothball program, established in Section 307.301 and allocate permanent resources to the maintenance and monitoring of eligible properties.



1523 NORTH PEARL STREET

(Before Restoration)



1523 NORTH PEARL STREET

(After Restoration)

LONG-TERM RECOMMENDATIONS

The following recommendations will be initiated within two years:

1

MCCD will conduct inspection projects in locally designated historic districts bi-annually, to enforce the preservation policies of Chapter 307 and address issues of nuisance, blight, and poorly maintained properties.

2

COJ will fund neighborhood historic surveys on an annual basis, as it has done previously, to proactively identify historic assets. By identifying historic assets prior to deterioration, they can be better protected against Demolition by Neglect and fully realize their potential value to the community.

3

Historic Preservation Section will coordinate with Northeast Florida Association of REALTORS (NEFAR) and Northeast Florida Builders Association (NEFBA) and other professional real estate organizations to educate professionals and their clients about responsibilities and resources associated with owning locally designated historic properties.

4

COJ will fund additional personnel in the Historic Preservation Section and MCCD to fulfill their roles in preventing Demolition by Neglect, addressing blight conditions, and supporting historic preservation. The Section is responsible for overseeing the care and accommodation of almost 6,000 existing structures in the locally designated historic districts alone, along with the public spaces and streetscapes within these areas, local landmarks, contributing structures within national historic districts, research, etc. Staff documented a roughly 20% increase in COA applications from 2023 to 2024 (1,494 to 1,783) and with the popularity of these areas growing, and more properties around Jacksonville becoming eligible for historic designation, demand for Section services is only increasing. Similarly, MCCD has roughly the same number of enforcement agents as it did in 2013, while Jacksonville has seen exponential growth during that same time. For example, the Jacksonville population in 2013 was 843,960; in 2025, the estimated population is 1,000,485 – a roughly 20% increase.

CLOSING

From Mandarin to Durkeeville, Arlington to San Marco, LaVilla to the Beaches, Jacksonville is blessed with fantastic history and culture worth protecting. A finite number of buildings, homes, sites, and structures remain that tie our storied past to our quickly-changing present. Dozens of recognized historic structures in Jacksonville have been lost to demolition in recent years, the majority of which were simply not appropriately maintained or prioritized by their owners. By acting on the recommendations listed in this report, the City of Jacksonville can fulfill its responsibility to the public as described in Chapter 307, position itself as a leader in preservation strategy, and reap the subsequent economic rewards. By doing so, we will ensure that current and future generations of locals and visitors alike can find inspiration in Jacksonville's past, while enjoying the fruits of its growth.



METHODOLOGY & ACKNOWLEDGEMENTS

The Task Force held public meetings on: 10/08/24, 10/29/24, 11/12/24, 11/29/24, 12/09/24, 1/14/25, 1/28/25, 2/13/25, 2/27/25, and 3/13/25.

Municipalities in Florida examined during the course of the Task Force: Belleair, Bonita Springs, Broward County, Delray Beach, Eatonville, Eustis, Fort Myers Beach, Gainesville, Gulfport, Highland County, Hillsborough County, Homestead, Jupiter, Lee County, Miami Beach, Miami-Dade County, Monroe County, Mount Dora, New Smyrna Beach, Oakland Park, Ocala, Orlando, Palatka, Pinellas County, St. Augustine, St. Petersburg, Tampa.

Municipalities in other states examined during the course of the Task Force: Charleston, SC, New Orleans, LA, New York, NY, Philadelphia, PA, San Diego, CA, San Antonio, TX, Santa Fe, NM, Savannah, GA, Topeka, KS, Washington D.C.

Individuals who provided input or assistance in the development of this report: Ginny Myrick, Jessie Spradley, Jack Shad, Robert Jordan, Crissie Cudd, Peter King, Alan Bliss, Ennis Davis, Robin Pfalzgraf, Cyndy Trimmer, Alex Sifakis, Susan Grandin, Adrienne Burke, Mike Field, Kay Ehas, Travis Williams, Sondra Fetner, Ann-Marie Knight, Mari Kuraishi, Patrick Krechowski, Laureen Husband, Eleanor Burke.

City of Jacksonville staff who provided input and/or assistance in the development of this report:

- Arimus Wells, City Planner Supervisor
- Brittany Figueroa, City Planner III
- Caleb Arsenault, City Planner I
- Martin Kennelly, Historic Preservation Code Inspector
- Thomas Register, Chief of Municipal Code Compliance Division
- Robert Ownby, Neighborhoods Property Administrator
- Jason Teal, Deputy General Counsel
- Carla Lopera, Assistant General Counsel

The Taskforce on Demolition by Neglect and invited subject matter experts include:

- Bill Hoff Jr, Task Force Chair, JHPC Secretary
- Julia Epstein, Task Force Vice Chair, JHPC Commissioner
- Becky Morgan, Task Force Member, JHPC Commissioner
- Michael Montoya, Task Force Member, JHPC Chair
- Shannon Blankinship, Executive Director, Riverside Avondale Preservation
- Michael Haskins, Executive Director, Springfield Preservation & Revitalization



10

Number of Public Meetings

25+

Number of Florida Municipalities Examined

10+

Number of Municipalities in Other States Examined

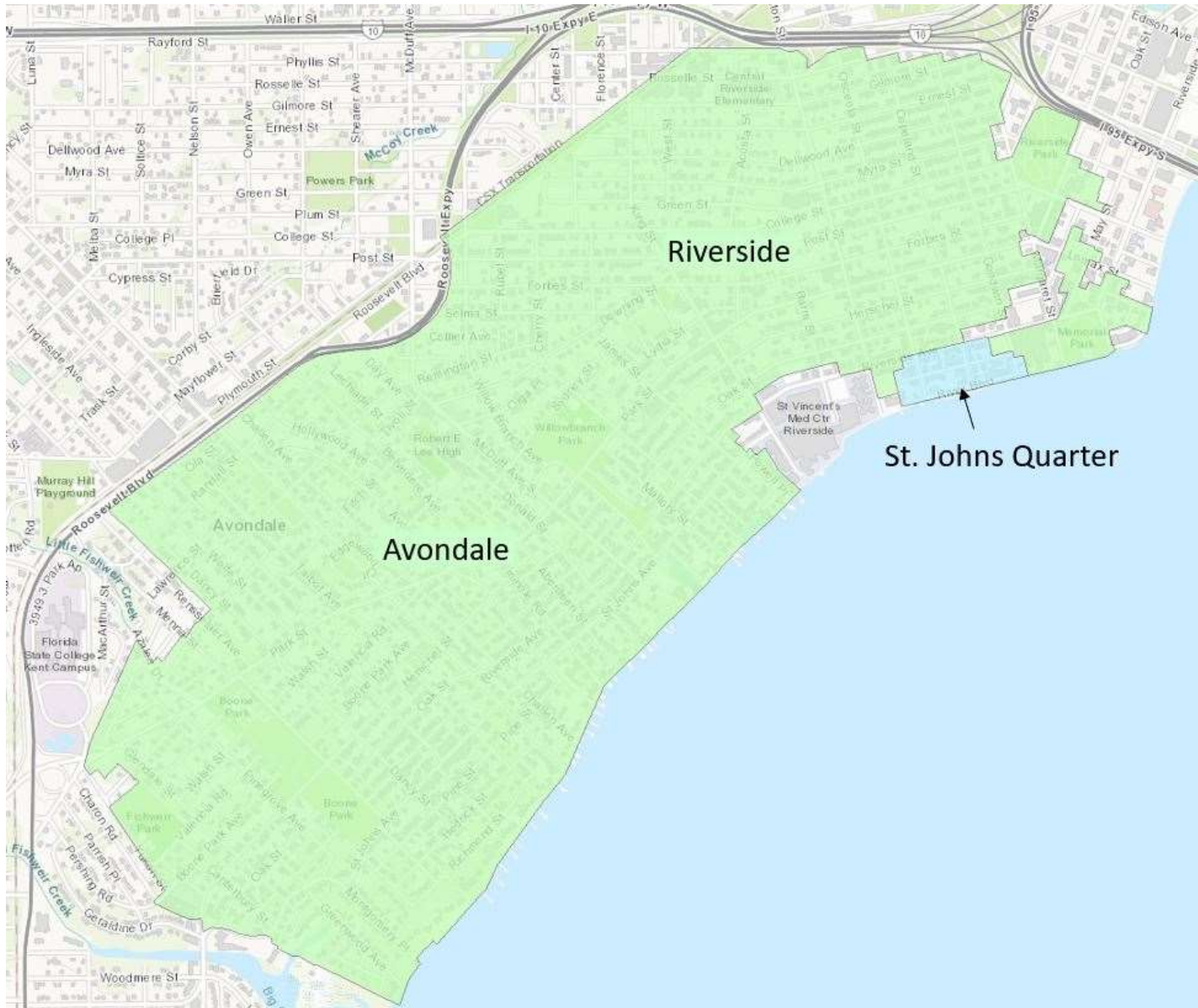
30+

Number of Stakeholders Who Provided Input/Assistance

15

APPENDIX I

Map of Riverside Avondale / St Johns Quarter Historic District



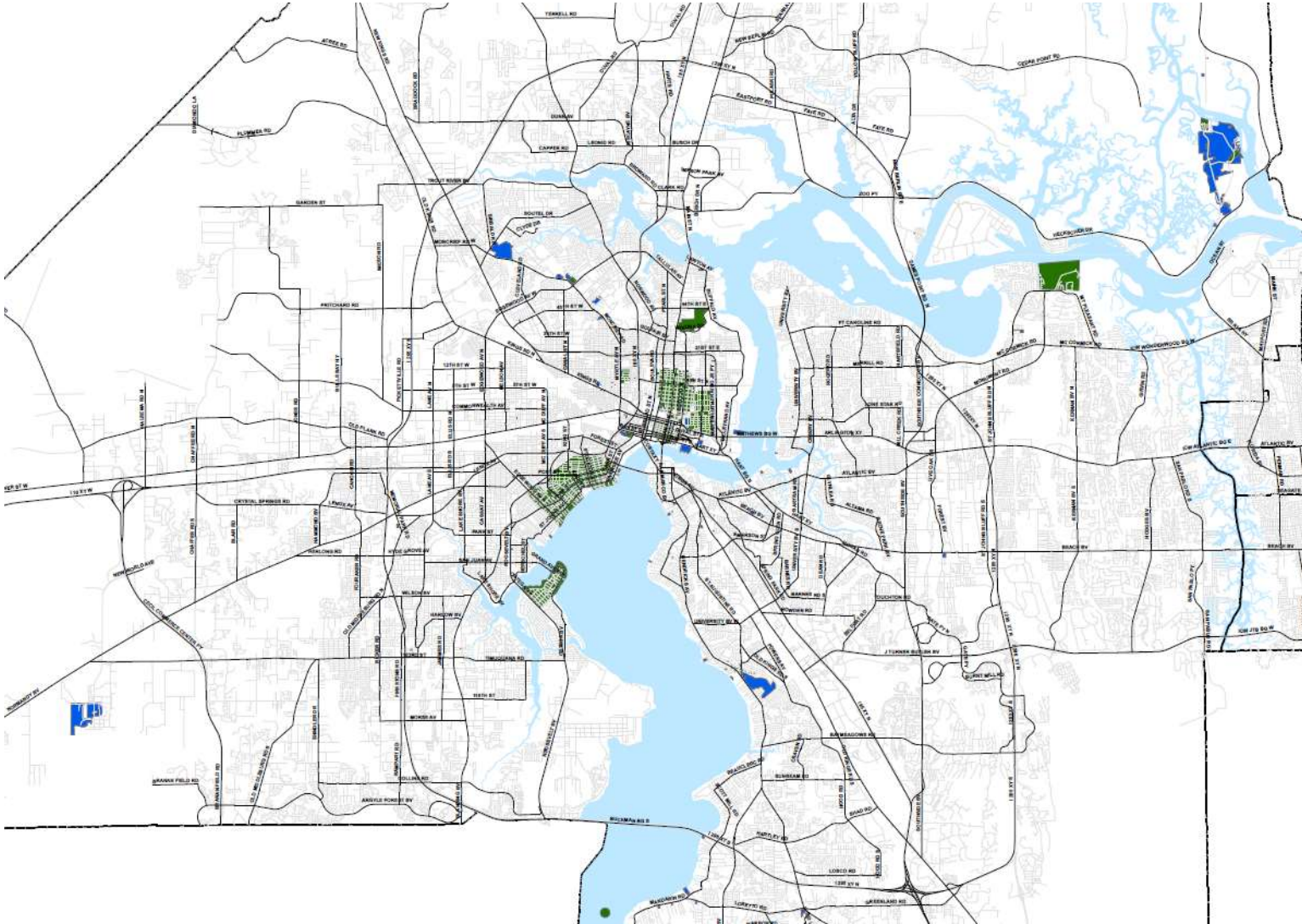
APPENDIX II

Map of Springfield Historic District



APPENDIX III

Map of Local Landmarks and National Register Properties



APPENDIX IV

Economic Return on Investment of Historic Preservation

It is broadly accepted that historic preservation activities create positive economic ROI in local communities across the US. The studies listed below, and many others, collectively demonstrate that historic preservation is a strong economic driver, generating jobs, increasing property values, boosting tourism, and leveraging significant private investment.

- **Donovan Rypkema, “The Economics of Historic Preservation” (2005, updated in later editions)**

Rypkema's work is one of the most widely cited in the field. He presents extensive data showing that historic preservation leads to increased property values, job creation, and tourism revenue. He also emphasizes the role of preservation in stabilizing neighborhoods, attracting investment, and providing environmental benefits by reducing construction waste.

- **PlaceEconomics, “Measuring Economic Impacts of Historic Preservation” (2011)**

This study analyzed the economic benefits of preservation in multiple U.S. cities, finding that preservation projects generate more jobs per dollar spent than new construction. It also found that historic districts see higher property value appreciation than non-historic areas, and that heritage tourism significantly boosts local economies.

- **Pennsylvania Historical and Museum Commission, “Economic Benefits of Historic Preservation in Pennsylvania” (2012)**

This study quantified preservation's impact on Pennsylvania's economy, reporting that every \$1 million invested in historic rehabilitation created 36.1 jobs, while heritage tourism generated \$6.2 billion in economic activity annually. Property values in historic districts appreciated faster than in non-designated areas.

- **Colorado Historical Foundation, “Preservation for a Changing Colorado” (2017)**

This study found that preservation efforts contributed over \$3.4 billion to Colorado's economy between 1981 and 2017. It emphasized that historic districts attract businesses, residents, and visitors, leading to increased property tax revenue and economic diversification.

- **Texas Historical Commission, “The Economic Impact of Historic Preservation in Texas” (2015)**

This report estimated that preservation-related activities generated \$4.6 billion in economic output annually in Texas. The study found that heritage tourism alone created over 54,000 jobs and that properties in historic districts had higher appreciation rates than non-historic properties.

- **Michigan Historic Preservation Network, “The Economic Benefits of Historic Preservation in Michigan” (2002, updated 2017)**

This study found that every \$1 of historic tax credits leveraged \$12 in private investment in Michigan. The report also highlighted how preservation led to job creation in construction, tourism, and local businesses, helping to revitalize urban areas.

APPENDIX IV (Cont)

Economic Return on Investment of Historic Preservation

- **Georgia State University, “Historic Preservation and Property Values” (2005)**

This study examined historic districts in Georgia and found that property values in designated historic areas grew at a faster rate than in comparable non-historic neighborhoods. The findings support the argument that preservation protects and enhances long-term real estate investment.

- **University of Kentucky, “The Economic Impact of Historic Preservation in Kentucky” (2013)**

This report concluded that preservation-related construction projects created more jobs per dollar spent than new construction, with a multiplier effect that benefited local economies. It also found that historic preservation spurred downtown revitalization and increased tourism spending.

- **Massachusetts Historical Commission, “Economic Impacts of Historic Preservation in Massachusetts” (2018)**

This study revealed that historic tax credits in Massachusetts generated over \$4 billion in private investment and supported over 15,000 jobs. It also found that historic districts were strong economic drivers, attracting both businesses and residents.

- **New Jersey Historic Trust, “The Economic Impact of Historic Preservation in New Jersey” (2016)**

The study showed that preservation efforts created nearly 40,000 jobs in the state and generated \$1.5 billion in economic activity annually. The findings emphasized the significant role of historic preservation in driving real estate investment and revitalizing communities.

- **Advisory Council on Historic Preservation, “Measuring the Economics of Preservation” (2011)**

This report reviewed multiple studies and concluded that preservation activities consistently result in net-positive economic impacts, including job creation, increased tax revenue, and revitalized downtowns. It also highlighted the lower long-term costs of adaptive reuse compared to new construction.

- **Jessie Ball duPont Fund, “Reuse and Revitalization in Jacksonville” (2017)**

This local study highlights the strong economic return on investment (ROI) of reusing historic buildings, showing that adaptive reuse supports job creation, small business growth, and increased property values. It emphasizes that older, smaller buildings generate more local economic activity than new construction, fostering a more resilient and diverse economy.

APPENDIX V

Draft Example – List of Historic Properties with Liens/Fines

1	**DRAFT EXAMPLE - LIST OF PROPERTIES WITH A LOCAL HISTORIC DESIGNATION (DISTRICT OR LANDMARK) AND FINES/LEINS, CREATED AND MAINTAINED BY MCCD, SUBJECT TO CHANGE**								
2	Real Estate Number	Address	Type of Structure	Certificate of Occupancy/Use	Type of Local Historic Designation	Date of Violation	Description of Violation	Status of Violation	Fines accrued
3	071085-0000	1402 N. Laura Street	single family house	Yes - issued 12/11/2006	historic district	3/11/2025	hole in roof visible from street, porch pillars falling over	Active, 1st notification sent	none
4	071134-0000	1415 Boulevard	single family house	No - condemned 4/17/2023	historic district	10/3/1999	Siding on north elevation mostly rotted off, can see through	Active, magistrate assessed rolling fines	\$250,000
5	091323-0000	2231 Myra Street	commerical building	Yes - issued 7/01/1995	historic landmark	11/23/2017	masonry cracked and falling along rear roof line, masonry foundation on west elevation is failing	Active - owner is working to address to violations, no timeline	\$39,034
6	071030-0000	22 East 5th Street	multi-family	Yes - issued 5/10/2005	historic district	1/19/2025	3 windows on second floor, east elevation failing apart, partially removed	Active - COA applied for resolve the violations	\$4,500
7	Etc								
8									
9									
10	**DRAFT EXAMPLE - LIST OF PROPERTIES WITH A LOCAL HISTORIC DESIGNATION (DISTRICT OR LANDMARK) AND FINES/LEINS, CREATED AND MAINTAINED BY MCCD, SUBJECT TO CHANGE**								

APPENDIX VI

COJ Code Enforcement Liens & Historic Structures

Robert C. Jordan and Jack Shad

Summary

The City of Jacksonville's Code Enforcement process has not prevented demolition by neglect of historic buildings. While high profile cases like the Bostwick Building and the Laura Street have attracted great attention, and sometimes led to positive outcomes, there are many less well know historic structures which are caught up in the code enforcement system, encumbered by liens, but without a clear path of restoration. These are historic homes and small commercial buildings which help create the unique character of Jacksonville's older neighborhoods.

This is not the fault of the City's Municipal Code Compliance Division, which seems to diligently investigate complaints about dilapidated buildings and seeks fines when buildings are not brought up to the requirements. Instead, going back several administrations, the City generally chooses not to take further action once it becomes clear that a building owner is not responding to fines. The City government is concerned about ending up owning and being responsible for many buildings which are in poor condition.

We did an analysis of a spreadsheet listing all of the currently outstanding code enforcement liens currently held by the City – over 2,000 properties and half a billion dollars worth of liens. In order to focus on properties at risk of demolition by neglect, we narrowed the criteria to properties which a lien value of greater than \$50,000. There were 1,344 of these properties. Slightly more than half of the total liens (1,085) exceed the value of their property. Since liens must be satisfied at a sale closing, there is no financial incentive for a property owner to ever sell these properties. These properties are heavily concentrated (85%) in the historic neighborhoods of the Urban Core and Northwest Planning Districts.

92 properties with a lien value greater than \$50,000 were assessed as eligible for historic designation (either individually or as part of a district) in the Florida Master Site File survey of historic buildings. An additional 791 properties with liens greater than \$50,000 contain buildings which are more than 50 years old but have not been surveyed.

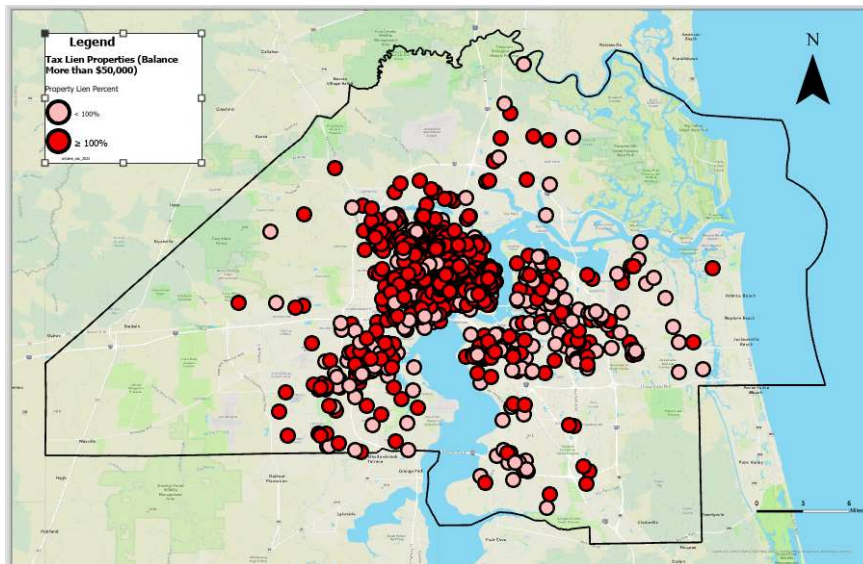
APPENDIX VI

COJ Code Enforcement Liens & Historic Structures (Cont)

I. Properties with a Tax Lien Balance larger than the Market Value of the Property.

- a. Overview of Properties with a Lien Balance in comparison to Market Value** – The City of Jacksonville provided Tax Lien Balance data, merged with parcel data from the Florida Department of Revenue. A preliminary analysis of parcels with lien balances of \$50,000.00 or more was mapped and analyzed.

Map 1: All Properties with a Lien Balance of \$50,000 or More.



The map illustrates the parcels where the lien balance is greater than the market value of the property. The concentration of these properties is centered on the north and northwest sides of Jacksonville. Of the 1,344 properties with a lien balance of \$50,000 or more in the City, 1,085 of these properties have lien balances greater than the market value of these properties.

Table 1

Lien Balance Greater than the Property Value (With Liens \$50,000 or More)	
Planning District	Number of Properties
Urban Core	586
Northwest	336
Southwest	48
Greater Arlington	47
Southeast	44
North	24

The table above illustrates that the vast majority of properties where the lien balance is greater than the market value of the property are located in the Urban Core and Northwest of the City.

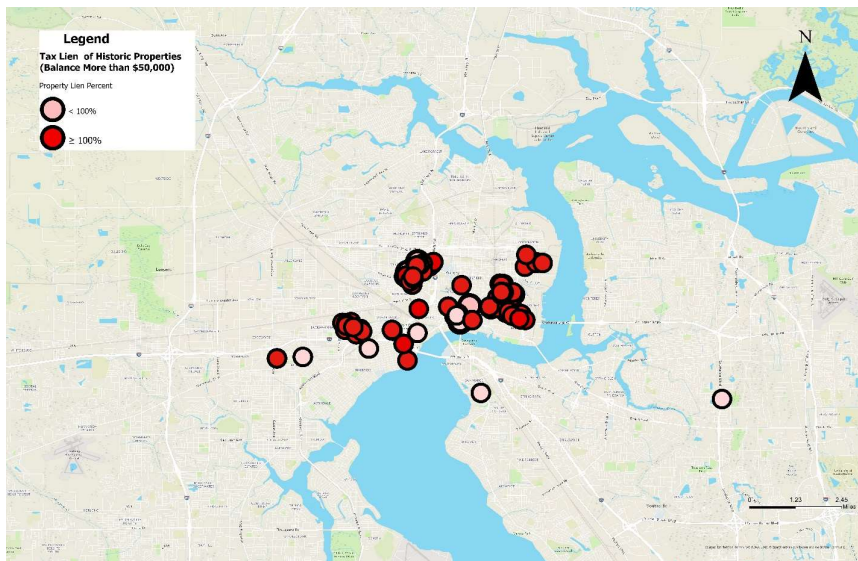
APPENDIX VI

COJ Code Enforcement Liens & Historic Structures (Cont)

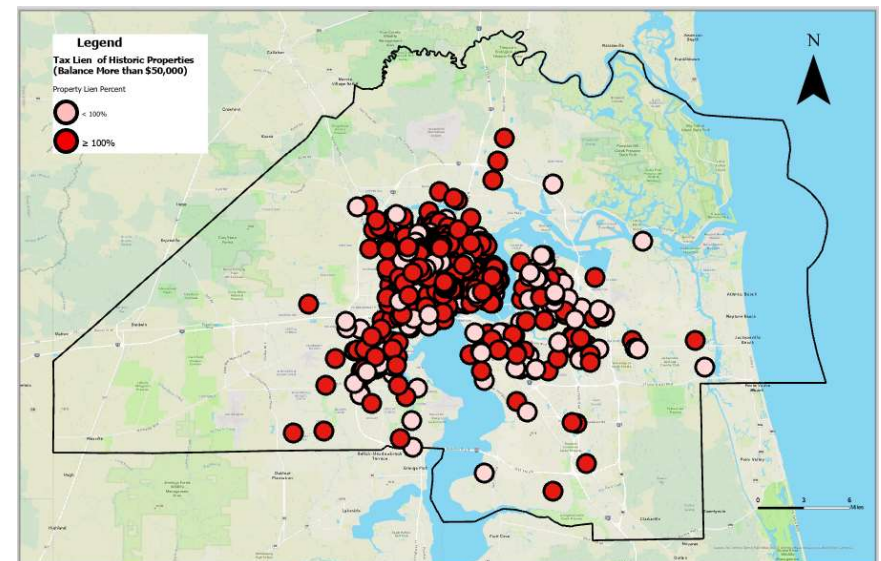
II. Florida Master Site File Assessed Properties with a Tax Lien Balance larger than the Market Value of the Property.

Map #2 shows properties which have been listed on the National Register, found to be contributing to a Historic District, or found to be eligible for listing either independently or as part of a Historic District. There are 92 such properties, and of these properties, 78 have lien balances greater than the market value of the property. Please see the map below, which shows that most of these properties are located towards the Urban Core.

Map 2: Historic Properties with a Lien Balance of \$50,000 or More.



Map 3: Potentially Historic Properties with a Lien Balance of \$50,000 or More.



III. Potentially Historic Properties with a Tax Lien Balance larger than the Market Value of the Property.

- a. **Historic Properties With Substantial Lien Balances in Relation to Market Value** – Map #3 displays properties which may be found to be historic, based on the year they were built, but which have not been assessed as part of a historic survey. The year built was determined by data from the Department of Revenue and not by independent research. The total number of potentially historic parcels with a lien value of \$50,000 or more is 791. Of those parcels, 619 have lien balances greater than the market value of the parcel.

APPENDIX VI

COJ Code Enforcement Liens & Historic Structures (Cont)

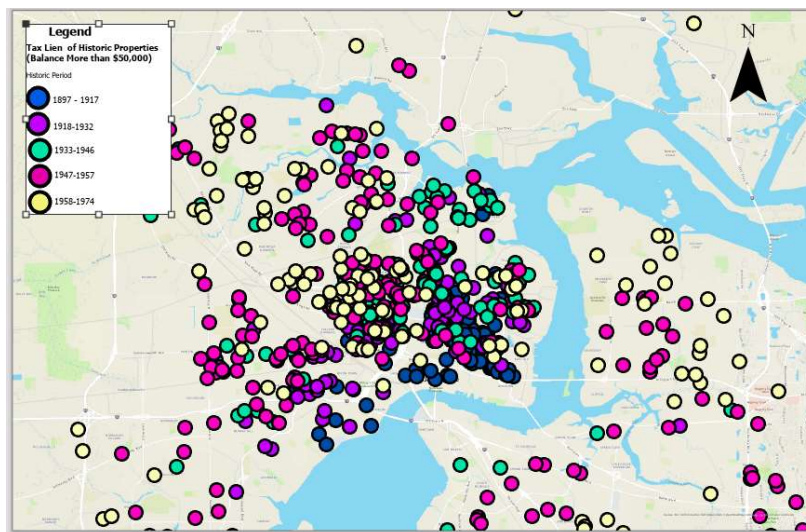
III. Potentially Historic Properties with a Tax Lien Balance larger than the Market Value of the Property (Cont)

- b. **Analysis of Historic Periods**– Map #3 displays properties which may be found to be historic, based on the year they were built, but which have not been assessed as part of a historic survey. The year built was determined by data from the Department of Revenue and not by independent research. The total number of potentially historic parcels with a lien value of \$50,000 or more is 791. Of those parcels, 619 have lien balances greater than the market value of the parcel.

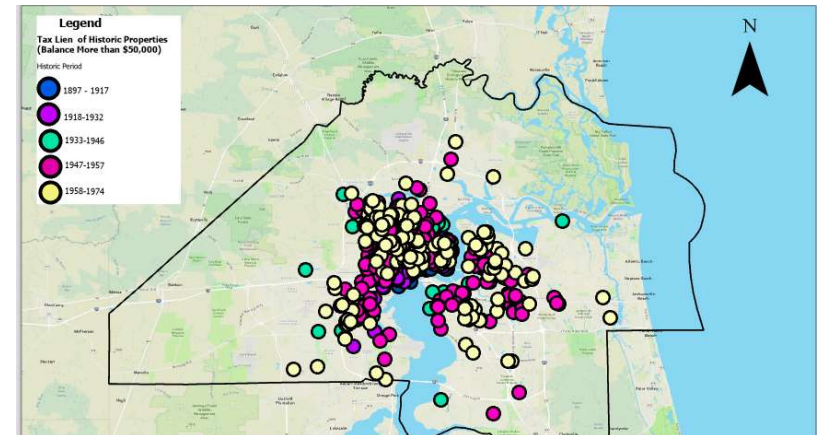
Table 2

Lien Balance on Historic Properties Greater than the Property Value (With Liens \$50,000 or More)	
Historic Period	Number of Properties
1897-1917	132
1918-1932	118
1933-1946	99
1947-1957	163
1958-1974	107

Map 5: Historic Period of Historic Properties.



Map 4: Potentially Historic Properties with a Lien Balance of \$50,000 or More.



- c. **Historic Property Owner Locations** – Of the 619 potentially historic properties with lien balances greater than the market value of the property, approximately 473 of these properties are owned by owners whose address is within Duval County.

APPENDIX VI

COJ Code Enforcement Liens & Historic Structures (Cont)

Recommendations

1. 92 properties which have been determined to be historic have liens exceeding \$50,000 (which most exceeding the assessed value of the property). Each of these properties needs to be individually assessed to determine which it can be rehabilitated. Some properties may be owner-occupied. These owners will need to assistance to restore their homes so they can live with dignity. Other properties may have title issues. LISC Jacksonville is currently offering assistance on the Heirs Property issue, helping families who cannot afford to clear title on complicated inheritance issues, etc. The remaining properties may need their liens foreclosed. Because the lien values are so high, private buyers are unlikely. The City should be willing to take title to these properties, record a preservation restriction of some kind, and find new owners willing to restore them.
2. There are almost 800 potentially historic properties with high lien values which have not been surveyed. They are located in neighborhoods which have long been considered historic and in areas which were developed through the 1960's and 70's. The City needs to survey these neighborhoods to determine which buildings meet historic criteria. Because of the negative effects that abandoned buildings have on the neighborhoods around them, these structures need to be addressed as well, even if they do not meet the criteria for National Register individual or district listing.
3. Due to the volume of properties involved, the City will need to develop processes to address them, rather than having each property individually negotiated by the Administration.



TASK FORCE ON DEMOLITION BY NEGLECT

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

CITY OF JACKSONVILLE

March 2025