

REVISED: 9/4/17

Ref: Ortega River Property, 6191 Ortega Farms Blvd., Jacksonville, FL 32244

R/E #: 103331-0000, Ortega Farms, Farm 7(Except the S 89.6FT) Block 32

Zoning: RLD-60 – NOTE: The property can be legally subdivided into two buildable lots.

Flood Zone: X5 NOTE: The building site is well above the flood area and no flood insurance will be required to be purchased when the home is built with a CLOMAR.

Bridge Clearances (mean high water): Timuquana: 20 ft - Roosevelt: 45 ft - Ortega: unlimited

Absolutely the most unique, navigable, Ortega riverfront Estate lot in Northeast Florida anywhere on the St. Johns River system! This is an *extremely rare estate parcel developed back in 1910* and at almost 3 acres is 100% ready to build upon. Unlike 99.99% of waterfront properties in the State of Florida, *the riparian rights do not belong to the State of Florida, but exclusively to this fabulous historic Ortega riverfront site and are private to the property.* Only a FLDEP exemption certificate is required to build a boat house, dock, bulkhead, or dredge for deeper access within the canal to the Ortega River to put in a larger boat up to about 47 feet.

At 2.99 acres with over 500 feet of bulkheads and six structural pilings set in place to build your dream boat house, you need to do nothing but get the building permit and achieve your waterfront desires. The incredible privacy offered by driving 200 feet through heavy woods, that will never be cleared, and then across a massive, private, poured in place structural concrete bridge that cost over \$60,000.00 to build. Once embellished with decorative stone, aluminum railings, column lights, and stone pavers, driving another 200 feet across buildable land to the building area is breathtaking. Today this bridge would cost over \$95,000.00.

The property also enjoys over 800 feet of waterway directly in front of the property that has incredible views of Federally protected lands (Tillie Fowler Regional Park) that can never be built on. Unlike most parcels on the Ortega river system, *this lot does not require a deep piling foundation where the bulkhead has been widened to 95 ft which can cost in excess of \$100,000 on all of the other buildable lots that are currently for sale on the Ortega River System.*

The JEA sewer tap, water meter tap, irrigation meter tap connections and all impact fees have all been paid for and installed at a cost of \$5,000.00. At 120.40 feet wide and 1,092.2 feet deep, this lot can legally be subdivided into two parcels based on current RLD-60 zoning without approval from anyone or can as a family estate have two homes built on it. From numerous deep soil analyses to extensive aerial photo research going back for decades, this property is ready to go. Since there is no other estate piece like this on the entire Ortega River system, this is a hidden jewel with incredible potential. Because two homes can be built on the property without special permission the plan is to build a mother-in-law cottage on the front portion of the property.

The optimum building area can support a three-story home well in excess of 8,000 s.f. heated. This will truly be heaven on earth once you build your dream river front estate home!