



January 30, 2026

118 East Macclenny Avenue  
Macclenny, Florida 32063  
Tel: 904.259.6261

Re: 323 M L King Drive /Parcel ID 32-2S-22-0049-0073-0030

To Whom It May Concern:

The property owner, The Refuge Church of Our Lord Jesus Christ, allowed the City of Macclenny to run a stormwater pipe through their property many years ago. In return, the city agreed to provide a connection to the city's sewer system when the property needed these services as part of the agreement.

The City will allow the connection for sewer service to this property at no cost. However, water and sewer impact fees will be required at the time connection is requested.

Sincerely,

Mike Griffis  
City Manager

## Sec. 4-73. - Residential, mobile homes: RMH.

- (a) *Intent.* The provisions of the RMH district provide for the development of areas for individual mobile homes, parks and subdivisions for residents desiring the unique environment characteristics of mobile home living. Further, it is the purpose of this district to provide for these areas the community services deemed necessary for their orderly development. Single-family homes are allowed.
- (b) *Regulations.* Regulations for the RMH district are as follows:
- (1) *Permitted uses and structures.* Permitted uses and structures are as follows:
    - a. Mobile homes on individual lots.
    - b. Mobile home parks.
    - c. Mobile home subdivisions.
    - d. Single-family dwellings.
  - (2) *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:
    - a. See section 4-101.
    - b. Each mobile home park shall be permitted to display one identifying sign as provided for in chapter 14 of this code.
  - (3) *Establishment procedure for subdivisions and mobile home parks.*
    - a. New or revised mobile home subdivisions and single-family home subdivisions shall comply with the provisions of the subdivision regulations.
    - b. Developers of mobile home parks shall file site plans for review as required in article II of this chapter. The site plan shall be supplemented with a legal description of the property and a sketch plan drawn to scale showing the intended overall development plan, mobile home spaces, open space, and recreational and other support facilities with all dimensions, together with a description of the manner in which the water and sewer facilities will be provided, with attached approval of the Baker County health department.
  - (4) *Permitted uses by special exception.* Special exceptions may be granted for the following uses according to the procedures and conditions as outlined in chapter 3:
    - a. Churches.
    - b. Duplexes.
    - c. Garage apartments.
    - d. Home occupations.
    - e. Funeral homes.
  - (5) *Minimum lot requirements.* Minimum lot requirements are as follows:

- a. Mobile home park:
    1. Minimum site width:
      - (1) 100 feet at site ingress and egress points.
      - (2) 200 feet at the portion of the site used for mobile home stands.
    2. Minimum site area:
      - (1) 10 acres.
      - (2) Maximum density of 8 mobile homes per gross acre.
  - b. Mobile home subdivision or individual lot:
    1. Minimum lot width: 75 feet.
    2. Minimum lot area: 7,500 square feet.
- (6) *Maximum lot coverage.* Maximum lot coverage by all buildings and structures shall be 35 percent.
- (7) *Minimum yard requirements.* Minimum yard requirements are as follows:
- a. Mobile home park:
    1. Front yard: 25 feet from the boundary of the park to any mobile home stand or accessory building.
    2. Side and rear yards: 15 feet from any boundary of the park to any mobile home stand or accessory building.
    3. Each mobile home shall be located a minimum of 20 feet from all interior streets and at least 7½ feet from any side or rear lot line. In no case shall any mobile home be located closer than 15 feet to any other mobile home.
  - b. Mobile home subdivision or individual lot:
    1. Front yard: 25 feet.
    2. Side yard: 10 feet.
    3. Rear yard: 10 feet.
  - c. Single-family subdivisions shall meet the yard requirements defined in the RG district.
- (8) *Streets, roads and parking, and skirting of mobile homes.* Requirements for streets, roads, parking, and skirting of mobile homes are as follows:
- a. Mobile home parks:
    1. All interior streets and roads shall have a minimum right-of-way width of 50 feet with a minimum paved surface of 25 feet and shall meet the paving and drainage requirements of the subdivision regulations.
    2. Parking spaces shall be provided in accordance with the provisions in chapter 12 of this code.

- b. Mobile home subdivisions and individual lots. All streets and roads in mobile home subdivisions shall be constructed in accordance with the subdivision regulations.
- c. Single-family subdivisions and individual lots. All streets in single-family subdivisions shall be constructed in accordance with the subdivision regulations.
- d. Skirting. All mobile homes in subdivisions or on individual lots shall be skirted to conceal the underside of the unit.

(Ord. No. 08-21, § 2, 11-18-08)



**BAKER COUNTY PROPERTY APPRAISER**  
**TIMOTHY P. SWEAT, CFA**

**Parcel Details**

Questions? Please call us at (904)259-3191

**Parcel ID: 322S22004900730030**

**Owner & Property Information**

<p>CHURCH THE REFUGE CHURCH OF  <b>Owner:</b> OUR LORD JESUS CHRIST</p>
<p>323 M L KING DR  <b>Mailing Address:</b> MACCLENNY, FL 32063</p>
<p><b>Site Address:</b> 323 M L KING DR MACCLENNY, FL</p>
<p><b>Property Use:</b> 7100 - CHURCHES</p>
<p><b>Taxing District:</b> MC</p>
<p><b>Land Size(AC or Lot):</b> .45</p>
<p><b>Exemptions:</b> CHURCH/RELIGIOUS,</p>
<p><b>Map Number:</b> 133D</p>
<p><b>Brief Legal Description:</b>                  LEG LOT 3 BLK 73 TOWN OF MACCLENNY DB D PG 800 DESC IN OR 189                  PG 125 &amp; ESMNT TO CITY IN OR 2010-4843 POM 133D</p>
<p><small>*This brief legal description is maintained for assessment purposes and should not be relied upon in any type of legal transaction.</small></p>

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**Value Information**

<b>Land Value:</b> \$31,500
<b>Ag Land Value:</b> \$0
<b>Extra Feat. Value:</b> \$0
<b>Building Value:</b> \$130,206
<b>Total Just Value:</b> \$161,706
<b>Assessed Value-Non School:</b> \$161,706
<b>Assessed Value-School:</b> \$161,706
<b>Differential / Portability:</b> \$0
<b>Exemption Value-County:</b> \$161,706
<b>Exemption Value-School:</b> \$161,706
<b>Taxable Value-County:</b> \$0
<b>Taxable Value-School:</b> \$0

**Building Information**

#	Desc.	Yr Built	Yr Effective	Heated Area	Effective Area	Value
1	SINGLE FAMILY	1960	1970	2223	2271	\$130,206

**Extra Features**

\*\*There are no extra features associated with this parcel\*\*

**Recents Sales and Transactions**

#	Date of Sale	Instrument Type	Qualification Code	Vac/Imp?	OR Book	OR Page	Price
1	2010-09-01	EM	U	I	2010	4843	\$100
2	1989-10-01	WD		I	189	125	\$25,000