

Note: The following analyses of economic factors and trends in the CBD by the above seven areas have intentionally eliminated the areas between Bay Street and the St. Johns River, both east and west of Main Street. The complete renovation of this area, including the substantial addition to waterfront land by dredging and filling, precludes any meaningful comparisons of 1952 and 1962 assessments or comparisons with economic trends in other parts of the CBD.

Ten-Year Change in Assessed Valuations

The following is a summary of property assessment data shown from the records of the Duval County, Florida, Tax Assessor. Reference is again made to Figure 7.

CBD East of Main Street

Area A — 4 city blocks between State and Union from Main east to Liberty.

It seems extremely significant that this area lying between the two one-way arterial approaches to and from the Mathews Bridge shows by far the greatest percentage of increase in assessed property valuation of any of the seven areas into which the CBD was divided for these analyses. Between 1952-1962 one of the Area A city blocks showed a minor decrease in assessed value and one remained practically the same, while the other two showed large increases. The total for Area A was an assessed valuation of \$607,700 in 1962 as compared with \$334,100 in 1952, an increase of \$273,600 or 81.9%.

Area B — 4 city blocks north of A between State and Orange from Main east to Liberty. (B-1)

AND

4 city blocks south of A between Union and Beaver from Main east to Liberty. (B-2)

It is likewise significant that this area, directly adjacent on the north and south to the two arterial approaches to the Mathews Bridge, showed only a small decrease in assessments over the decade. One of the eight blocks, the lowest in assessed value in

both years, did show a decrease of 49.0% but the next largest decrease was 14.3% and the range went to an increase of 26.6% for one block. Area B in total had an assessed valuation of \$1,065,520 in 1952 and \$1,014,860 in 1962, a decrease of \$50,660 or 4.8%. This is a smaller percentage of decrease than found in Areas C and D, which are well south of the State and Union arterials east of Main.

Areas A and B combined, constituting the 12 city blocks of the CBD east of Main traversed by the State and Union arterials, showed a total 1962 valuation of \$1,622,560 over \$1,399,620 in 1952, an increase of \$222,940 or 15.9%. In contrast, Areas C, D, and E south of these all showed decreases in total.

Area C — 15 city blocks between Duval and Forsyth from Main east to Washington.

This area, traversed by Duval, Monroe, Adams, and Forsyth, which would become the two pairs of one-way streets to and from approaches to the proposed Commodore Point Bridge, but remaining at present grade level through this CBD area, reflects the general trend of declining valuations for much property east of Main. Actually, nine of these blocks showed increased assessment in 1962 over 1952, most of them small, but ranging from 0.3% increase all the way to 56.8% in one case; one block remained the same. However, the five blocks with lower assessments in 1962, ranging from decreases of 1.2% to 62.8%, represented greater total dollar declines. Therefore Area C, in total, declined from assessed valuations of \$6,140,360 in 1952 to \$5,765,060 in 1962, a reduction of \$375,300 or 6.1%.

Area D — 11 city blocks north of C between Duval and Ashley from Main east to Washington. (D-1)

AND

5 city blocks south of C between Forsyth and Bay from Main east to Washington. (D-2)

These two areas, adjacent on the north and south to Area C, show the greatest decline in assessed valuation of any of the seven areas by which the Jacksonville CBD was analyzed. Even so, 12 of the 16 blocks experienced increased assessments rang-