

ing from 0.6% to 30.5% for the decade. However, the four blocks with decreases of 2.3% to 43.4% outweighed these substantially in dollar change. Consequently, the Area D total assessment moved down from \$5,091,800 in 1952 to \$4,704,700 in 1962 for a decrease of \$387,100 or 7.6%.

Areas C and D combined, consisting of the 31 city blocks east of Main which would be most directly affected by the proposed four arterial approaches to the Commodore Point Bridge Connector, were responsible for over 90% of the total decreases in assessed valuations occurring in the entire defined downtown area east of Main during the ten year period studied. The combined total assessments for Areas C and D were \$11,232,160 in 1952 and \$10,469,760 in 1962, a decrease of \$762,400 or 6.8%.

Area E — 5 city blocks north of D-1 and south of B-2 between Ashley and Beaver from Main east to Washington.

This area, lying between the A and B Areas (traversed by the State and Union arterials) and the C and D Areas to the south, represents the part of the downtown district east of Main which presumably would be least directly affected by either of the traffic systems. However, since these five city blocks are bordered on the north by Beaver, only one block south of Union, it may be significant (as related to the 15.9% increase in assessed valuations of the combined total of Areas A and B) that one block showed an increase of 11.7%, one remained constant, and three showed small decreases for an area net reduction of less than 2%. Area E in total had assessed valuations of \$890,400 in 1952 and \$873,120 in 1962, a decrease of only \$17,280 or 1.9%, compared to the declines of 6.1% and 7.6%, respectively, in Areas C and D to the south.

CBD West of Main Street

Area F — 16 city blocks between Orange and Ashley from Main west to Pearl Street.

The CBD west of Main to Pearl clearly divides itself into two major areas. Area F, north of Ashley to Orange is, in several ways, similar to much of the CBD east of Main. It still contains

a relatively high proportion, almost one-third of the land area, in residences and a considerable proportion of frame and other old buildings. The phenomenal growth and erection of major new buildings which has occurred in Area G to the south has made very little penetration north of Ashley. Like Areas A and B east of Main it is traversed by State and Union and by U. S. 90 west on Beaver Street. Of the 16 city blocks in Area F, eight showed decreases in assessed valuations from 1952 to 1962, ranging from 0.2% to 24.1%. One block remained the same and seven showed increases ranging from 0.3% to 49.8%. In total, Area F had assessed valuations of \$3,579,800 in 1962, compared with \$3,510,390 in 1952 for an increase of \$69,410 or 2.0%.

Area G — 24 city blocks between Ashley and Bay from Main west to Pearl Street.

This area is, of course, not only the central core of modern Jacksonville's business district, but also the "Cinderella" area of the entire CBD. It is in this area that, during the past decade, such structures have arisen as the Independent Life Building, the new Penney and Woolworth Building, the Robert Meyer Hotel, Ivey's, the new Florida National Bank Building, and others. It is, therefore, not surprising that of the 13 city blocks which have shown increases in total assessed valuation, the range extends from 0.9% to 559.6%, with four blocks above 300.0% increase. Although 10 city blocks showed decreases ranging from 0.4% to 31.5% and one remained the same, the increases in valuations outweighed the decreases by over \$7 million. In 1962 total assessments for Area G were \$37,501,500, compared with the 1952 total of \$30,425,100, an increase of \$7,076,400 or 23.3%.

Total CBD Valuations

Areas A, B, C, D and E, Combined — 48 city blocks between Orange and Bay from Main east to Liberty (A and B) and from Main east to Washington (C, D, and E) :

All of the defined downtown district east of Main Street which, for reasons noted earlier, excludes the area between Bay Street and the St. Johns River, showed an overall decrease in assessed valuation from 1952-1962 of just over 4%. The combined total assessments were \$13,522,180 in 1952 compared to \$12,965,440 in 1962, a decrease of \$556,740 or 4.1%.