

2022-0054 TD

FILED
TARA S GREEN

2022 JUN -2 AM 10:58

512

04/16

Eff. 04/16

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

CLAY COUNTY CLERK

To: Tax Collector of CLAY County : DIANE HUTCHINGS

I TLOA OF FLORIDA LLC CAPITAL ONE BANK C/O TLOA HOLDINGS LLC PO BOX 54077 NEW ORLEANS LA 70154-4077 hold the listed certificates tax and submit them to the tax collector.

Certificate Number	Parcel Number	Date	Legal Description
2020/ 2314.000	050425-007868-016-38	05/29/2020	LOT 38 CANNONS PT @ OAKLEAF PLANTATION PHASE 2 AS REC O R 3659 PG 624

I agree to:

- . pay all delinquent taxes,
- . redeem all outstanding tax certificates plus interest and
- . pay any delinquent, omitted taxes, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax sale certificate on which this application is based, and all other certificates of the same legal description, which are in my possession.

Applicant's Signature

4/21/22

Date

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
Revision Date 9/21
Page 1 of 2

Part 1: Tax Deed Application

Applicant TLOA OF FLORIDA LLC
Address CAPITAL ONE BANK C/O TLOA
HOLDINGS LLC PO BOX 54077
NEW ORLEANS LA 70154-4077

Application Number 7020
Application date APR 22, 2022
Certificate # 2020/ 2314.000
Date Certificate issued May 29, 2020

Owner's Name STOLTE BRANDON M & FOWLER E
Address STOLTE FOWLER E
1279 BEDROCK DRIVE
ORANGE PARK FL 32065

Property ID# 050425-007868-016-38
Property LOT 38 CANNONS PT @ OAKLEAF
Description PLANTATION PHASE 2 AS REC O R

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6 : Total
Certificate Number	Date of Certificate Sale	Face Amount of Certificate	TC Fee	Interest	(Column 3 + 4 + 5)
2020/ 2314.000	05/29/2020	3,357.45	0.00	167.87	3,525.32
Part 2: Total					3,525.32

Part 4: Tax Collector Certified Amounts (Lines 1-7)

- Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3) 3,525.32
- Delinquent taxes paid by the applicant
- Current Taxes Paid by the applicant (0) 3,255.62
- Property information report fee 150.00
- Tax deed application fee 75.00
- Interest accrued by tax collector under s. 197.542, F.S. 210.18
- Total Paid (Lines 1-6) 7,216.12**

I certify the above information is true and the tax certificates, interest, property information statement report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: *Sherronda D. Johnson*
Signature, Tax Collector or Designee

TAX COLLECTOR OF CLAY County, Florida

Date JUNE 01, 20 22

Send this certification to the Clerk of Court by 10 days after the date signed.

Part 5: Clerk of Court Certified Amounts (lines 8-15)

- Processing tax deed fee
- Certified or registered mail charge
- Advertising charge (see s. 197.542, F.S.)
- Recording fee for certificate of notice
- Sheriff's fee
- Interest
- Total Paid (Lines 8-13)**
- Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
- Statutory opening bid (total of lines 7, 14 and 15 if applicable)
- Redemption Fee
- Total Amount to Redeem

Sign here: _____
Signature, Clerk of Court or Designee

Date of sale _____, 20 ____

***** IF PAID BEFORE SALE ADD \$6.25 *****

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
Revision Date 9/21
Page 2 of 2

Property ID# 050425-007868-016-38

3659 PG 624



DIANE HUTCHINGS
— TAX COLLECTOR —
SERVING CLAY COUNTY

Date: May 31, 2022

To: Tara S. Green, Clerk of the Court

From: Diane Hutchings, Tax Collector

Subject: Chapter 197.502(4) per Tax Sale Certificate & Year: 2314/2020

Parcel: 050425-007868-016-38

Fowler Stolte
1279 Bedrock Drive
Orange Park, FL 32065

Roger C. Minard and Linda E. Minard
Revocable Trust Dated August 13, 2014
112 B Tulipwood Court
St. Johns, FL 32259

477 Houston Street · P. O. Box 218 · Green Cove Springs, Florida 32043-0218

CLAY COUNTY OFFICE LOCATIONS

Green Cove Springs 477 Houston St.

Keystone Heights 7380 St. Rd. 100, Ste. 10

Orange Park 1518 Park Ave. & 3245 Bear Run Blvd.



TAX COLLECTOR PHONES

Main Office 904.269.6320

Property Taxes 904.269.6329

HOURS

Monday-Friday 8:30AM-5:00PM
Call Center Opens Daily at 8:00AM

**LEON J. BARRIE III
Abstracter of Land Titles
1620 Rivers Road
Green Cove Springs, Florida 32043**

Effective Date: MAY 15, 2022

Prepared for Diane Hutchings, Tax Collector, Clay County, Florida, pursuant to the application of

TLOA OF FLORIDA, LLC

For a Tax Deed to the hereinafter described lands, based on delinquent Tax Sale Certificate
Number 2314 Sale of 2020

Parcel Account Number: 050425-007868-016-38

LEGAL DESCRIPTION,

LOT 38 CANNONS PT @ OAKLEAF PLANTATION PHASE 2 AS REC OR 3659 PG 624

The following information reflects the current status of the title to the lands under search, and
information required to notify pursuant to the Laws of the State of Florida.

RECORD TITLE HOLDER

FOWLER STOLTE

ADDRESS OF RECORD

1279 BEDROCK DRIVE ORANGE PARK, FLORIDA 32065

ASSESSMENT INFORMATION

From the current Clay County Tax Roll

ASSESSED TO:

FOWLER STOLTE

TAX ROLL ADDRESS

1279 BEDROCK DR ORANGE PARK, FL 32065-5236

Classified for assessment purposes as: SINGLE FAMILY

Assessed value of subject property is: \$128,865.00

HOMESTEAD EXEMPTION.....YES

LEINS AND ENCUMBRANCES OF RECORD

**MORTGAGE OR 3659 PAGE 626 AND ASSIGNMENT OR 3669 PAGE 1000
ROGER C. MINARD AND LINDA E. MINARD JOINT REVOCABLE TRUST DATED AUGUST 13, 2014
112 B TULIPWOOD COURT
ST. JOHNS, FLORIDA 32259**

SUBJECT to the following delinquent Tax Sale Certificates

Certificate No.	Year	Purchased by
2314	2020	TLOA OF FLORIDA LLC

A handwritten signature in black ink, appearing to read "Leon J. Barrie III", with a long horizontal flourish extending to the right.

LEON J. BARRIE III
1620 Rivers Road
Green Cove Springs, Florida
32043

The LIABILITY in furnishing this search shall not exceed the applicant's investment. This search was not prepared for Title Insurance purposes.

CFN # 2021076771, OR BK: 4543 PG: 948, Pages 1 / 4, Recorded 12/3/2021 10:29 AM, Doc: D
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: \$35.50 Doc D: \$0.70
Deputy Clerk THRASHERM

Prepared By

FOWLER SMITH
1279 BEDROCK DRIVE
ORANGE PARK, Florida
32065

After Recording Return To

FOWLER STOLTE
1279 BEDROCK DRIVE
ORANGE PARK, Florida
32065

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

State of Florida

CLAY County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

BRANDON STOLTE and FOWLER STOTLE, a married couple, residing at 1279 BEDROCK DRIVE,
ORANGE PARK, Florida, 32065.

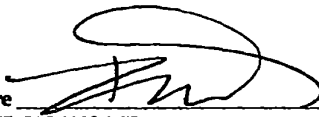
The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby quitclaims to
FOWLER STOLTE, a married individual, residing at 1279 BEDROCK DRIVE, ORANGE PARK,
Florida, 32065 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the
following described real estate, situated in CLAY County, Florida, to-wit:

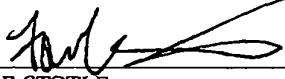
Lot/Block/Unit/Phase: 38///2
Sec Twn Rng: 00504S25E

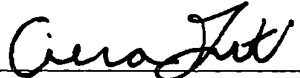
BK: 4543 PG: 949

Property Type: SINGLE FAMILY RESIDENTIAL
Tax ID/Parcel ID: 05042500786801638
Prop Ref/Map #: 373.04

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.


Grantor's Signature _____ Date May 1st 2019
Print Name: BRANDON STOLTE
Address: 1279 BEDROCK DRIVE, ORANGE PARK, Florida, 32065


Grantor's Signature _____ Date May 1st 2019
Print Name: FOWLER STOTLE
Address: 1279 BEDROCK DRIVE, ORANGE PARK, Florida, 32065


Witness's Signature _____ Date May 1st 2019

Ciera Grant
Name of Witness

1665 Conure Drive Jax, FL 32221
Street Address


Witness's Signature _____ Date May 1st 2019

Phoenix Ward

BK: 4543 PG: 950

Name of Witness

8280 Country Creek Blvd. Jax, FL 32221

Street Address

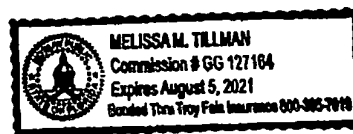
State of Florida

County of DUVAL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon Stolte & Fowler Stolte whose names are signed to this Quit Claim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of May, 2019

Melissa M. Tillman (SEAL)
Notary Public

My Commission Expires: August 5, 2021

BK: 4543 PG: 951

Lot 38, CANNONS POINT AT OAKLEAF PLANTATION, Phase 2, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 1 through 13, of the public records of Clay County, Florida..

CFN # 2014034353, OR BK 3659 Pages 624 - 625, Recorded 07/09/2014 at 04:23 PM,
TARA S. GREEN Clerk Circuit Court, Clay County, Doc. D \$1104.60 Deputy
Clerk LEINOD

Prepared by:
An employee of
Sheffield & Boatright Title Services, LLC,
6101 Gazebo Park Place North, Suite 101
Jacksonville, Florida 32257
904-733-7900

File Number: 2014-687

RECORD AND RETURN TO:

Brandon M. Stotle, Fowler E. Stotle
1279 Bedrock Drive
Orange Park, Florida 32065

S/P Consideration : \$157,800.00

WARRANTY DEED

This indenture made on June 30, 2014 A.D., by and between **Roger C. Minard and Linda E. Minard, husband and wife**, whose address is 112 B Tulipwood Court, St Johns, FL 32259, hereinafter called the "grantor", to **Brandon M. Stotle and Fowler E. Stotle, husband and wife**, whose address is 1279 Bedrock Drive, Orange Park, Florida 32065, hereinafter called the "grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida, to-wit:

Lot 38, Cannons Point at Oakleaf Plantation, Phase 2, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 1 through 13, of the Public Records of Clay County, Florida.

Parcel ID Number: 050425-007868-016-38

Subject to covenants, conditions, restrictions and easements of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

OR BK 3659 PG 625

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

Witness Signature

SCOTT R. BOATRIGHT

Witness Print Name:

Darla L. Krankoski

Witness Signature

DARLA L. KRANKOSKI

Witness Print Name:

Roger C. Minard

Linda E. Minard

State of Florida
County of Duval

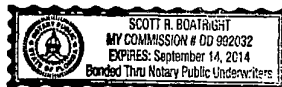
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on June 30, 2014, by Roger C. Minard and Linda E. Minard who are personally known to me or produced drivers licenses as identification

NOTARY PUBLIC

SCOTT R. BOATRIGHT

Notary Print Name

My Commission Expires:



CFN # 2014034354, OR BK 3659 Pages 626 - 629, Recorded 07/09/2014 at 04:23 PM,
TARA S. GREEN Clerk Circuit Court, Clay County, Doc M: \$497.35 Int. Tax
\$284.04 Deputy Clerk LEINOD

4
PREPARED BY AND RETURN TO:
An employee of Sheffield & Boatright, P.A.
6101 Gazebo Park Place N., Suite 103
Jacksonville, Florida 32257
File #: 2014-687
Parcel Id. No. 149017-0856

MORTGAGE

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$115,802.52, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THE MORTGAGE.

THE BALLOON MORTGAGE NOTE WHICH THIS MORTGAGE IS GIVEN TO SECURE MAY NOT BE PREPAID IN FULL OR IN PART WITHOUT MORTGAGEE'S WRITTEN CONSENT, WHICH SHALL NOT BE UNREASONABLY WITHHELD, AND PAYMENT OF A PRE-PAYMENT PENALTY IN THE AMOUNT OF SIX PERCENT (6%) OF THE THEN CURRENT OUTSTANDING PRINCIPAL AMOUNT.

THIS MORTGAGE DEED, executed this 30th day of June, 2014, by **Brandon M. Stolte and Fowler E. Stolte**, husband and wife, whose address is 1279 Bedrock Drive, Orange Park, Florida 32065 (the "Mortgagor") to **Roger C. Minard and Linda E. Minard**, husband and wife, whose address is 112B Tulipwood Court, St. Johns, Florida 32259 (hereinafter the "Mortgagee"). (The terms "Mortgagor" and "Mortgagee" include all the parties to this instrument without regard to number or gender and includes the heirs, legal representatives, successors and assigns.)

WITNESSETH:

That for good and valuable considerations, and also in consideration of the aggregate sum named in the mortgage note of even date herewith hereinafter described, the Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Mortgagee, its heirs, successors and assigns, all the certain piece, parcel or tract of land, of which the Mortgagor is now seized and possessed and in actual possession, situate in the County of Clay and State of Florida, described as follows:

Lot 38, CANNONS POINT AT OAKLEAF PLANTATION, Phase 2, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 1 through 13, of the public records of Clay County, Florida..

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as in equity of the Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee, his heirs, successors and assigns in fee simple.

And Mortgagor, for himself and his heirs, legal representatives and successors and assigns, hereby covenants with Mortgagee, his heirs, legal representatives, successors and assigns, that Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagee, his heirs, legal representatives, successors and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that said land is free from all encumbrances; that Mortgagor, his heirs, legal representatives, successors and assigns, will make such further assurances to perfect the fee simple title to said land in Mortgagee, his heirs, legal representatives, successors and assigns, as may be reasonably required; and that Mortgagor does hereby fully warrant the title to said land and every part thereof and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if Mortgagor shall pay unto Mortgagee the certain mortgage note, a copy of which is attached hereto as **Exhibit A** and by this reference incorporated herein; and shall duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said mortgage note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And Mortgagor, for himself and his heirs, legal representatives, successors and assigns, hereby jointly and severally covenants and agrees to and with Mortgagee, his heirs, legal representatives, successors and assigns:

CFN # 2014040899, OR BK 3669 Pages 1000 - 1001, Recorded 08/14/2014 at 09:55 AM, TARA S. GREEN Clerk Circuit Court, Clay County, Doc. D \$0.70 Deputy Clerk ERECORD

PREPARED BY AND RETURN TO:
JOANN LEIGH GRAMM, ESQ.
12276 San Jose Blvd., Suite 126
Jacksonville, FL 32223
(904) 886-2848

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to **ROGER C. MINARD and LINDA E. MINARD, Trustees**, or their successors in trust, under the **ROGER C. MINARD AND LINDA E. MINARD JOINT REVOCABLE TRUST** dated August 13, 2014, whose post office address is 112 B Tulipwood Court, St. Johns, Florida 32259, all of the undersigned's right, title and interest in, to and under that certain Mortgage which is executed by **BRANDON M. STOLTE and FOWLER E. STOLTE**, which is dated June 30, 2014, and recorded in the Office of the Clerk of Clay County, in the State of Florida, in Book. 3659 at Pages 626-629, describing land therein as:

Lot 38, CANNONS POINT AT OAKLEAF PLANTATION, Phase 2, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 1 through 13, of the public records of Clay County, Florida

TOGETHER WITH the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage. The original principal amount due under this note(s) is \$142,020.00.

NOTE TO CLERK AND REVENUE DEPARTMENT: THIS INSTRUMENT IS AN ASSIGNMENT TO OR BY A TRUSTEE NOT PURSUANT TO A SALE AND IS THEREFORE NOT SUBJECT TO DOCUMENTARY STAMP TAX

Parcel ID:05-04-25-007868-016-38

Property ID:42486

Single Family Residential Building Location 1279 BEDROCK Dr

Building # 1 of 1

Property Location

No.	Alt No.	Direction/Street/City	Unit #
1279	0	BEDROCK Dr, Orange Park	

Ownership

Fowler Stoltz
1279 Bedrock Dr
Orange Park, FL 32065-5236

Type RE
Current Year Exemptions
H3,HX

Last Inspection Date
05/28/2020

Exterior Information

Type	0100 - Single Family
Story Height	1.0 - 1.0 Stories
(Liv) Units	1 Total 1
Foundation	
Frame	
Prime Wall	16 - Wood Frame Stucco
Sec Wall	0%
Roof Struct	03 - GABLE/HIP
Roof Cover	03 - SHINGLE
Color	
View/Desir	
Bld Name	

Calc Summary

Basic \$ / SQ	73.00
Size Adj	1.00
Const Adj	1.12
Adj \$ / SQ	81.64
Other Features	2,500
Grade Factor	1.00
NBHD Inf	1.00
NBHD Mod	1.32
LUC Factor	1.00
RCN	174,992
Depreciation	27,561
RCNLD	147,431

Interior Information

Avg Ht/FI	
Prime Int Wall	05 - DRYWALL
Sec Int Wall	0
Partition	
Prim Floors	14 - CARPET
Sec Floors	11 - TILE 10
Heat Fuel	03 - CENTRAL
Heat Type	04 - AIR DUCTED
# Heat Sys	0.00
% Heated	% AC
Solar HW	0 Cntrl Vac 0
% Com. Wall	% Sprinkled

Depreciation

Phys Cond	AV - Average	16%
Functional		0%
Economic		0%
Special		0%
Override		
Total		16%

General Information

Grade	03 - AVERAGE
Year Blt	2004
Eff Yr Blt	2004
Alt LUC	0100 - Single Family
Jurisdct	1.00
Const Mod	
Lump Sum Adj	

SFYI (First 8 Lines)

Code	Description	A	SFYI	Qty	Size/Dim	Qual	Con	Year	Unit Price	Dep Source	Depr %
0642	CONC 1/1300	D	Y	1	32x16		AV	2004	0	T	21
0650	SIDEWALK C	D	Y	1	8x16		AV	2004	0	T	21
0286	FPL GAS A	D	Y	1	1		AV	2004	1,200	T	21

More? : N

Total Yard Items 952

Total Special Features 0

/Total 952

Total 952

Land Section (First 5 Lines)

Unit Type	Description	Units	UMO	Depth/PrUnit	Land Type	LFact	Base	Price	Adj/NBC	N.Inf	N.Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appraised	Alt Class	%	Spec	Juris	J Fact	Use Value	Notes
Res Lot	Residential Lot	1,000			S	1.00	0.00	35,000.00	35,000.00	1.00								35,000					1.00	35,000	

Total AC/HA:

0.0000

Total SF/SM:

0.00

Parcel LUC:0100 - Single Family

Prime NBC Desc

Total

35,000

Spl Credit

Total

35,000

More? : N

In Process Appraisal Summary (First 4 Lines Only)

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
0100	0.0000	147,431	952	35,000	183,383
Total Card	0.0000	147,431	952	35,000	183,383
Total Parcel	0.0000	147,431	952	35,000	183,383
Source	Mkt Adj Cost	Total Value per Sq Unit /Card 135.44		/Parcel 135.44	

Previous Year Assessment

Tax Year	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Total Assessed
2021	Single Family	0.0000	130,016	964	25,000	155,980	125,112

Sales Information (Last 3 Sales Only)

Grantor	Legal Ref	Type	Date	NAL Desc	Sale Price	V	Tst	Verif	Notes
STOLTE BRANDON M & FOWLER E	4543-948	QC	05/01/2019	UNQUAL/CORR	100	N	0	U	
MINARD ROGER C & LINDA E	3659-624	WD	06/30/2014	QUAL/DEED EX	157,800	N	0	Q	
YOUNG JEFF JASON	2591-234	WD	08/18/2005		184,000	N	0	Q	

Building Permits (Last 3 Permits Only)

Date	Number	Description	Amount	Last Visit	Fed Code	Fed Description	Comment
12/16/2005	05102354		5,000		01	Addition	
10/18/2004	04050401		71,000		08	CO House	

Bath Features

Full Bath	2
Half Bath	0
Other Fixtures	0

Res Breakdown

No. Units	1
Bedrooms	3

Map Number

373.04

Market Area

01

Asmt Roll Year

2022

Legal Description

LOT 38 CANNONS PT @ OAKLEAF PLANTATION PHASE 2 AS REC O R 3659 PG 624 & 4543 PG 948

Entered Lot Size

Total Land 18,313.00 SF

Assessment Breakdown

Just Value	183,383
SOH Differential	54,518
AGL Differential	0
Assessed Value	128,865
Total Exemptions	50,000
County Taxable	78,865
Hx App Year	2015

Property Status

NULL - Clears Status

Property Factors

Zone 1	PUD - URBAN DEV	100%
Tax District	001 - Tax Dist 001	
Census Tract	120190302082	

Neighborhood Modifier

930375.01

CANNONS POINT @ OLP

Narrative

This parcel contains 8313.00000 SF of land mainly classified as Single Family with a Single Family Building built about 2004, having primarily Wood Frame Stucco Exterior and 1,354 Square Feet, with 1 Residential Unit, 2 Baths, and 3 Bdrms.

Notes

PRCL - ACP NV

Sub Area

Code	Description	Area - SQFT	Rate - AV	Undepr Value
BAS	BASE AREA	1,354	81.64	110,541
FGR	FINISHED GARAGE	419	40.82	17,104
FOP	FNSHD OPEN PORCH	21	24.48	514
UOP	UNFIN OPEN PORCH	156	12.25	1,911

Net Sketched Area 1,950

Size Adj 1,354

Gross Area 1,950

Finished Area 1,354

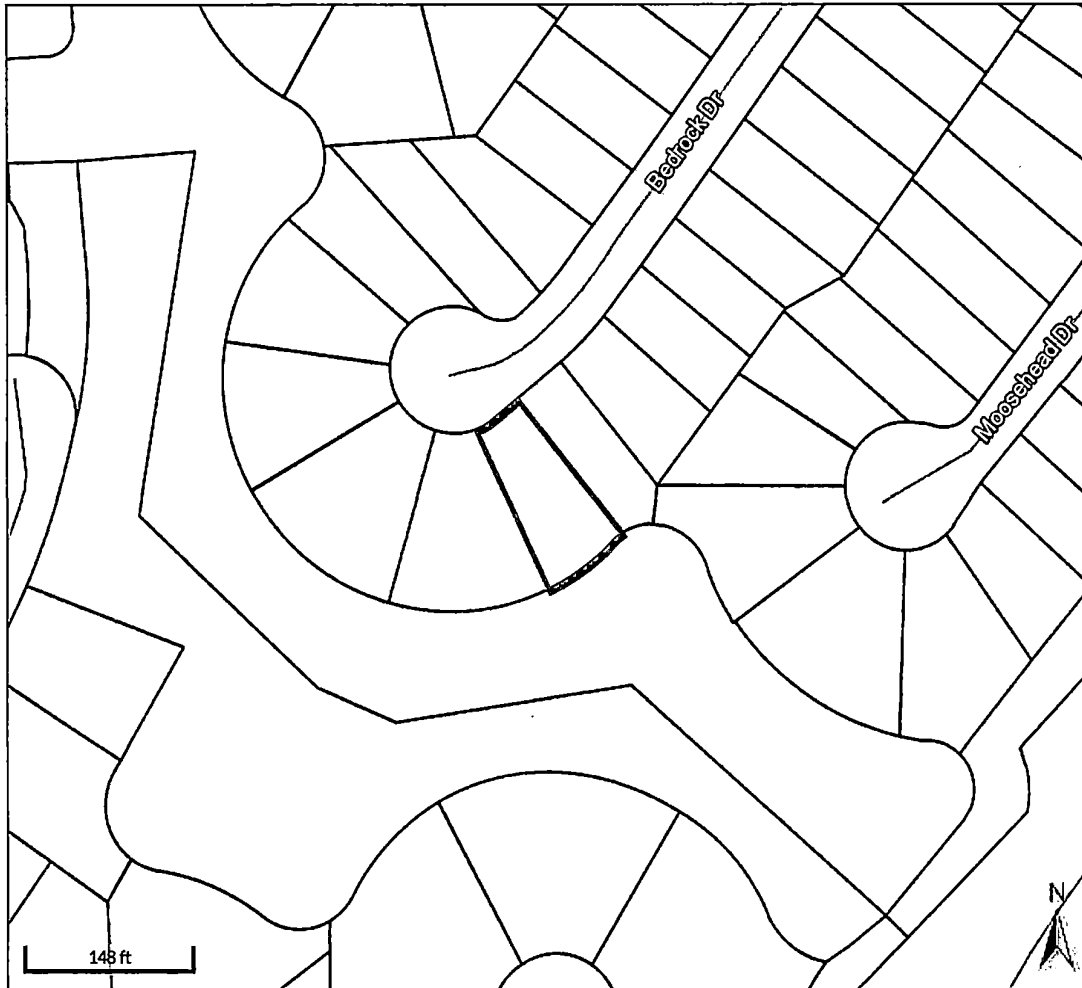
Total 130,069

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

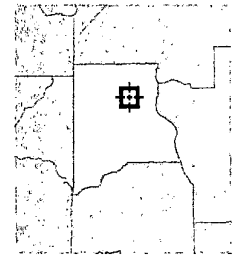
Clay County Property Appraiser's Office



Clay County Property Appraiser's Office



Overview



Legend

- Parcels
- Roads
- Conservation Easements

Parcel ID	05-04-25-007868-016-38	Physical Address	1279 BEDROCK Dr Orange Park	Land Value	\$25,000	Last 2 Sales		Date	Price	Reason	Qual
Acres	0.191			Ag Land Value	\$0	5/1/2019	\$100			UNQUAL/CORRECTIVE/QCD,TD	U
Property Class	Single Family	Mailing Address	Stolte Fowler 1279 Bedrock Dr Orange Park, FL 32065	Building Value	\$130,016	6/30/2014	\$157800			QUAL/DEED EXAMINATION	Q
Taxing District	001			Misc Value	\$964						
				Just Value	\$155,980						
				Assessed Value	\$125,112						
				Exempt Value	\$50,000						
				Taxable Value	\$75,112						

Date created: 5/16/2022
Last Data Uploaded: 5/16/2022 7:35:31 AM

Developed by Schneider
GEOSPATIAL

TAX CERTIFICATE

509
04/16
Eff. 04/16

No. 2020/2314.000

Date Issued: May 29th, 2020

This Certificate will be void seven years from the date of issuance, which is the first day of the tax certificate sale as advertised under section 197.432, Florida Statutes.

I, DIANE HUTCHINGS, Tax Collector for CLAY County, Florida, certified that at a public auction noticed as required, I issued to:

2721980

TLOA OF FLORIDA LLC
CAPITAL ONE BANK C/O TLOA
HOLDINGS LLC PO BOX 54077
NEW ORLEANS LA 70154-4077

a tax certificate for the parcels below for \$3,357.45. This was the amount due for taxes, interest, costs, and charges for these parcels for the year 2019.

The purchaser or other legal owner of this certificate is entitled to apply for a tax deed under Florida Law unless the property is redeemed by payment of the tax, interest, costs, and charges due within the time provided by law. The rate of interest is 18% per year if purchased by the county, or up to 18% per year, if purchased by someone other than the county.

Parcel Description

Exemption: HX

Parcel ID number	Land Use Code	Value	Taxable Value
050425-007868-016-38	001	25,000	120,611

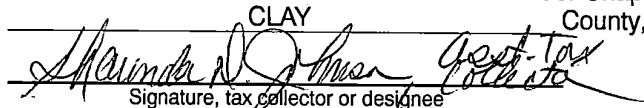
Owner Name and Address

STOLTE BRANDON M & FOWLER E
1279 BEDROCK DRIVE
ORANGE PARK FL 32065

Legal Description

LOT 38 CANNONS PT @ OAKLEAF
PLANTATION PHASE 2 AS REC O R
3659 PG 624

The interest rate bid at the tax certificate sale under Chapter 197, Florida Statutes, was 0.25 percent.

CLAY County, Florida

Signature, tax collector or designee

June 01, 2022
Date