

Prepared By

Name: Amee Ray
Address: 2466 Sw Wilson
Spring Rd.
State: FL Zip Code: 32038

After Recording Return To

Name: _____
Address: _____
State: _____ Zip Code: _____

TAX PARCEL ID # R00602-215

Inst: 202212010066 Date: 05/19/2022 Time: 4:09PM
Page 1 of 2 B: 1467 P: 709, James M Swisher Jr, Clerk of Court
Columbia, County, By: BS
Deputy Clerk Doc Stamp-Deed: 280.00

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Columbia COUNTY

THIS QUIT CLAIM DEED, executed this 18th day of May, 2022
between first party, as Grantor, Amee Ray & Nicholas Ray
_____, whose post office address is 2466 Sw Wilson Spring Rd.
County of Columbia, City of Fla White, State of Florida, and
second party, as Grantee, Anthony Biner, a Ron Johnson Andrea Biner/Johnson
whose post office address is 5665 SE 4th Ave, County of Martin,
City of Stuart, State of FL.

WITNESSETH, that Grantor, and in consideration of _____
(\$ 40,000), and other good and valuable consideration paid by the
Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and
forever quitclaim unto the Grantee, all the rights, title, interest, and claim in or to the
following described parcel of land, and improvements and appurtenances thereto, in
Columbia County, Florida, to-wit:

Lot 15, Block "B", ICHETUCKNEE FOREST, Phase "2", according to the map or plat thereof as
recorded in Plat Book 5, Pages 125-125B, of the Public Records of Columbia County, Florida.

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.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Aimee Ray
Grantor's Signature

Aimee Ray
Grantor's Name

2466 SW Wilson Springs Rd
Address

Fort White FL 32038
City, State & Zip

[Signature]
Witness's Signature

Cathy Wilcox
Witness's Name

Nicholas Carson
Grantor's Signature

Nicholas Carson
Grantor's Name

2466 SW Wilson Springs Rd
Address

Fort White FL 32038
City, State & Zip

[Signature]
Witness's Signature

James Perrett
Witness's Name

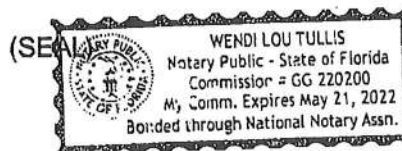
STATE OF FLORIDA)

COUNTY OF Suwannee)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 18th day of May, 2022, by Nicholas Carson Aimee Ray who is personally known to me or who has produced FL Drivers Lic as identification.

Wendi Lou Tullis
Notary Public

My Commission Expires: 5/21/22



Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 1/4/2024

Parcel: << 02-6S-15-00502-215 (2520) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 1 of 2

Owner	BRINER ANTHONY JOHNSON RON 5605 SW 47TH AVE STUART, FL 32038		
Site	726 SW LONCALA LOOP, FORT WHITE		
Description*	LOT 15 BLOCK B ICHETUCKNEE FOREST PHASE 2. 663-583, 976-632, WD 1036-2647, WD 1273-1339, QC 1372-229, QC 1467-709		
Area	5.01 AC	S/T/R	02-6S-15
Use Code**	VACANT (0000)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$30,000	Just	\$30,000
Class	\$0	Class	\$0
Appraised	\$30,000	Appraised	\$30,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$30,000	Assessed	\$30,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$30,000 city:\$0 other:\$0 school:\$30,000	Total Taxable	county:\$30,000 city:\$0 other:\$0 school:\$30,000



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/18/2022	\$40,000	1467/0709	QC	V	U	11
11/24/2019	\$100	1400/2431	QC	V	U	11
8/24/2018	\$100	1372/0229	QC	V	U	11
4/21/2014	\$17,000	1273/1339	WD	V	Q	01
1/31/2005	\$25,000	1036/2647	WD	V	U	08
2/26/2003	\$100	0976/0632	QC	V	U	03
9/30/1988	\$10,000	0663/0583	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/5000000 /	\$30,000 /LT	\$30,000

Search Result: 1 of 2

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com