

Sale Price \$ 50,350.00
Doc Stamp \$ 352.80

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-04013

Parcel No.: R00490-000 (part of)

Inst: 202212016368 Date: 08/19/2022 Time: 3:59PM
Page 1 of 2 B: 1473 P: 2237, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 352.80

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 18th day of August, 2022, by **JULIE ANN BIELLING** and **JOSEPH BRUCE DICKS**, INDIVIDUALLY AND AS CO-TRUSTEES OF THE RESIDUARY FAMILY TRUST CREATED UNDER ARTICLE V OF THE LAST WILL AND TESTAMENT OF LOTTIE M. DICKS, DECEASED, AS THEIR RESPECTIVE INTERESTS MAY APPEAR, hereinafter called the Grantors, to **WALTER RICHARD JOHNSON, II** and **KARLIE ANN JOHNSON, HUSBAND AND WIFE**, whose post office address is 8120 KILWINNING LANE, JACKSONVILLE, FL 32244, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Jenna A Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Julie Ann Bielling L.S.
Name: JULIE ANN BIELLING, INDIVIDUALLY AND AS CO-TRUSTEE OF THE RESIDUARY FAMILY TRUST CREATED UNDER ARTICLE V OF THE LAST WILL AND TESTAMENT OF LOTTIE M. DICKS, DECEASED, AS THEIR RESPECTIVE INTERESTS MAY APPEAR
Address: 149 SW LUCILLE CT LAKE CITY, FL 32024

Joseph Bruce Dicks L.S.
Name: JOSEPH BRUCE DICKS, INDIVIDUALLY AND AS CO-TRUSTEE OF THE RESIDUARY FAMILY TRUST CREATED UNDER ARTICLE V OF THE LAST WILL AND TESTAMENT OF LOTTIE M. DICKS, DECEASED, AS THEIR RESPECTIVE INTERESTS MAY APPEAR
Address: 149 SW LUCILLE CT LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2022, by JULIE ANN BIELLING and JOSEPH BRUCE DICKS, who are personally known to me or who have produced _____ as identification.

Patricia Lang
Signature of Notary

Printed Name: PATRICIA LANG

My commission expires: 2-5-23

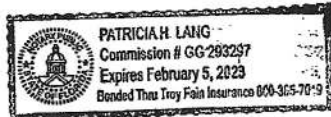


EXHIBIT "A"

PARCEL 2:

A PARCEL OF LAND LYING AND BEING IN SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, SECTION 1, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, AND RUN THENCE NORTH 00 DEG. 19 MIN. 52 SEC. WEST, ALONG THE WEST LINE OF SAID SW $\frac{1}{4}$ OF NE $\frac{1}{4}$, A DISTANCE OF 1003.61 FEET; THENCE NORTH 89 DEG. 51 MIN. 48 SEC. EAST, A DISTANCE OF 721.02 FEET TO EASTERLY (COUNTY MAINTAINED) RIGHT OF WAY OF SW YALE TERRACE, AND THE POINT OF BEGINNING; THENCE SOUTH 19 DEG. 54 MIN. 22 SEC. EAST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 72.78 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF CURVE HAVING A RADIUS OF 215 FEET, A CENTRAL ANGLE OF 27 DEG. 19 MIN. 34 SEC., AN ARC DISTANCE OF 102.54 FEET, A CHORD BEARING OF SOUTH 06 DEG. 14 MIN. 35 SEC. EAST, AND CHORD DISTANCE OF 101.57 FEET, ALONG SAID WESTERLY RIGHT OF WAY; THENCE SOUTH 07 DEG. 25 MIN. 12 SEC. WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 209.95 FEET; THENCE SOUTH 04 DEG. 23 MIN. 19 SEC. WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 124.25 FEET; THENCE NORTH 89 DEG. 36 MIN. 43 SEC. EAST, A DISTANCE OF 569.95 FEET; THENCE NORTH 00 DEG. 26 MIN. 03 SEC. EAST, A DISTANCE OF 498.99 FEET; THENCE SOUTH 89 DEG. 51 MIN. 48 SEC. WEST, A DISTANCE OF 565.36 FEET TO THE POINT OF BEGINNING.

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 10/6/2022

Parcel: << 01-6S-15-00490-007 (45586) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	JOHNSON WALTER RICHARD II JOHNSON KARLIE ANN 8120 KILWINNING LN JACKSONVILLE, FL 32244		
Site			
Description*	COMM SW COR OF SW1/4 OF NE1/4, N 1003.61 FT, E 721.02 FT TO E MAINT R/W OF YALE TER & POB, S 19 DEG E ALONG R/W 72.78 FT, SE ALONG R/E 102.54 FT, SW 209.95 FT, SW 124.25 FT, E 569.95 FT, N 498.99 FT, W 565.36 FT TO POB. 323-446, 474-327, WD 1044-2207, WD ...more>>>		
Area	6.3 AC	S/T/R	01-6S-15
Use Code**	TIMBERLAND 80-89 (5500)	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

2021 Certified Values	2022 Working Values	
There are no 2021 Certified Values for this parcel	Mkt Land	\$0
	Ag Land	\$2,848
	Building	\$0
	XFOB	\$0
	Just	\$47,250
	Class	\$2,848
	Appraised	\$2,848
	SOH Cap [?]	\$0
	Assessed	\$2,848
	Exempt	\$0
Total Taxable		county:\$2,848 city:\$0 other:\$0 school:\$2,848

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/18/2022	\$50,400	1473/2237	WD	V	Q	01

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
5500	TIMBER 2 (AG)	6.300 AC	1.0000/1.0000 1.0000/ /	\$452 /AC	\$2,848

9910	MKT.VAL.AG (MKT)	6.300 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$47,250
Search Result: 1 of 1					
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