

36-25-16-01885-000

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COLUMBIA COUNTY PROPERTY PAGE 1 of 3 3
VALUATION CURRIBARY

VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:	104,356	
BUILDING MARKET VALUE		2,165	
TOTAL MARKET OBJ# VALUE		19,801	
TOTAL LAND VALUE - MARKET		115,639	
SCH#1 Deduction		49,436	
ASSESSED VALUE		66,203	
TOTAL EXEMPTION VALUE	EX RB SX	34,927	
BASE TAXABLE VALUE		31,276	
TOTAL JUST VALUE		126,322	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,322	

SALES DATA									
OFF RECORD	NUMBER	DATE	TYPE	Q	V	RSN	SALE PRICE		
			INST	U	I	CD			
1		11/14/2019	INST	U	I	14			
GRANTOR: EDSEL R TYRE (ENH LIF									
GRANTEE: JAMES HARRIS & AMAN									
2		2/11/2019	INST	U	I	14			
GRANTOR: JAMES HARRIS & AMAN									

GRANTOR: STEFAN DANYLSKYN		GRANTEE: STEFAN DANYLSKYN (BUILDING NOTES	
BUILDING DIMENSIONS					
BAS-[YR=1993]	W18	S32	E18	FOB=[YR=2017]	E20 NTW2OSTS N7 E20
S7 E9 N17 UOP=[YR=2008]	E4	N10	W4	S10S	N15 PSF=[YR=1993]
W10 S8 E10S	W10	FSF=[YR=1993]	N8	W19	S8 E19S W19S
FSR=[YR=1993]	N30	FUS=[YR=1993]	N3Z	W18	S32Z E18 S \$30S.
OTHER ADJUSTMENTS AND NOTES					
	YEAR	DENSITY	DECL	FRZ	YR CONSTR
1					
3					
1					
0					
0					
Common: 8,050					
PRINTED 11/18/202					

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-11078

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 18 day of November, 2021, by Edsel R. Tyre, A Single Person, hereinafter called the grantor, to Micah Pilcher and His Wife, Abigail Pilcher whose address is: 12217 Lashbrook Court, Jacksonville, FL 32223 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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 COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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 the prior year.

Copy

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

Signed, sealed and delivered in our presence:

Mary McRae
Witness:
Mary McRae
Printed Name:

Edsel R. Tyre
Edsel R. Tyre

Witness:

Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of November, 2021 by Edsel R. Tyre, A Single Person, who is personally known to me or, if not personally known to me, who produced DL as identification.

Jessica Marilyn Thomas
Notary Public

(Notary Seal)



EXHIBIT "A"

PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S. 01 DEGREES 01'02"E. ALONG THE MONUMENTED EAST LINE OF THE NE 1/4 OF SAID SW 1/4, A DISTANCE OF 726.90 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1371, PAGE 1248, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.88 DEGREES 12'50"W., 257.31 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF NW STATEN HARRIS COURT, A PUBLIC RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.88 DEGREES 12'50"W., ALONG A SOUTHERLY LINE OF LANDS DESCRIBED IN ORB 913, PAGE 424. OF SAID OFFICIAL RECORDS, 409.35 FEET TO A 5/8" IRON ROD, LS 4708, MARKING A CORNER OF SAID LANDS; THENCE S. 01 DEGREES 06'00"E., 200.00 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING A CORNER OF SAID LANDS DESCRIBED IN ORB 913, PAGE 424; THENCE S.88 DEGREES 10'48"W., ALONG A SOUTHERLY LINE OF SAID LANDS AND THE SOUTH LINE OF LANDS DESCRIBED IN ORB 1271, PAGE 1961 OF SAID OFFICIAL RECORDS. A DISTANCE OF 305.50 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S. 01 DEGREES 49'12"E., DEPARTING SAID SOUTH LINE, 160.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.88 DEGREES 17'54"E., 555.99 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.76 DEGREES 45'09"E., 220.27 FEET TO A 5/8" IRON ROD, LS 4708, ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF NW STATEN HARRIS COURT; THENCE N. 12 DEGREES 14 '58"W., 148.21 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1969.52 FEET AND A CENTRAL ANGLE OF 06 DEGREES 00'06" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.09 DEGREES 14'55"W. AND A CHORD LENGTH OF 206.22 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 206.31 FEET TO THE POINT OF BEGINNING.