

Prepared By

Brandy Olive

185 SE Goldie Way

Lake City, Florida

32025

904-769-2448

After Recording Return To

Brandy Olive

185 SE Goldie Way

Lake City, Florida

32025

Inst: 202012011000 Date: 06/25/2020 Time: 12:42PM
Page 1 of 7 B: 1414 P: 189, P.DeWitt Cason, Clerk of Court Colu
County, By: KV
Deputy ClerkDoc Stamp-Deed: 234.50

Space Above This Line for Recorder's Use

FLORIDA GENERAL WARRANTY DEED

State of Florida

Columbia County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Three thousand and 500 Dollars (\$33,500.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Lisa Colon, a married individual, residing at 1181 High Falls Road, Lake City, Florida, 32025.

Tracy Mahon, a married individual, residing at 1181 SE High Falls Rd, Lake City, Florida, 32025.

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby grants, bargains, and sells to:

Noah Reed, a single individual, and Brandy Olive, a single individual, as Joint Tenants with Right of Survivorship, residing at 185 Se Goldie Way, Lake City, Florida, 32025

(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Columbia County, Florida, to-wit:

LOT 14 PARADISE SOUTH S/D. 783-303, 852-1185, WD 1026- 1608, WD 1357-2348,
Parcel Number 24-5S-16-03707-114

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Also described in the attached 'Exhibit A'

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 behalf of the said second party forever.

Lisa Colon 6/18/20
Date

Grantor's Signature

Lisa Colon

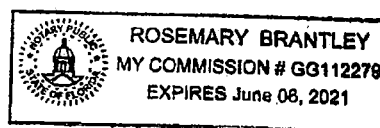
1181 High Falls Road, Lake City, Florida, 32025

Tracy Mahon 6/18/2020
Date

Grantor's Signature

Tracy Mahon

1181 SE High Falls Rd, Lake City, Florida, 32025



Rosemary Brantley
6/18/2020

In Witness Whereof,

Keith Brantley 6/18/2020 Date
Witness's Signature

Keith Brantley
Name of Witness

2533 Ladoga Dr.

Street Address

Lakeland, FL 33805

City, State, Zip Code

Nanette R. Childs 6-18-20
Date

Witness's Signature

NANETTE R. CHILDS

Name of Witness

124 SW HUNTINGTON GLN

Street Address

LAKE CITY, FL 32024

City, State, Zip Code

NOTARY ACKNOWLEDGMENT

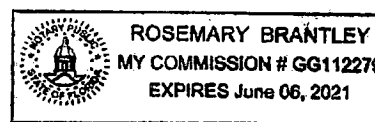
State of Florida)

Polk
County of ~~Columbia~~)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that
Tracy Mahon whose names are signed to the foregoing instrument, 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 8th day of June, 2020.

Rosemary Brantley (SEAL)
Notary Public



My Commission Expires: 6/6/2021

NOTARY ACKNOWLEDGMENT

State of Florida)

County of Columbia)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that
LISA COLON whose names are signed to the foregoing instrument, 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 18th day of JUNE, 2020

Nanette R. Childs (SEAL)

Notary Public



Nanette R. Childs
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG171242
Expires 12/27/2021

My Commission Expires: 12-27-21

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 6/5/2020

Parcel: << 24-5S-16-03707-114 >>

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales

Owner & Property Info

Owner	COLON LISA A & TRACY MAHON (JTWRS) 1181 SE HIGH FALLS RD LAKE CITY, FL 32025		
Site			
Description*	LOT 14 PARADISE SOUTH S/D. 783-303, 852-1185, WD 1026- 1608, WD 1357-2348,		
Area	5.01 AC	S/T/R	24-5S-16
Use Code**	VACANT (000000)	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

2019 Certified Values		2020 Working Values	
Mkt Land (2)	\$30,250	Mkt Land (2)	\$33,250
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$30,250	Just	\$33,250
Class	\$0	Class	\$0
Appraised	\$30,250	Appraised	\$33,250
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$30,250	Assessed	\$33,250
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$30,250 city:\$30,250 other:\$30,250 school:\$30,250	Total Taxable	county:\$33,250 city:\$33,250 other:\$33,250 school:\$33,250



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
3/30/2018	\$26,000	1357/2348	WD	V	Q	01
8/30/2004	\$18,000	1026/1608	WD	V	U	08
11/1/1997	\$16,500	852/1185	WD	V	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (5.010 AC)	1.00/1.00 1.00/1.00	\$27,000	\$27,000
009945	WELL/SEPT (MKT)	1.000 UT - (0.000 AC)	1.00/1.00 1.00/1.00	\$3,250	\$3,250