

BK 0924 PG 2619

OFFICIAL RECORDS

Prepared by and return to:
John Paul Howard, Esquire
Florida Bar No. 037600
P. O. Box 7189, Jacksonville, FL
32238-0189, (904) 389-4501

01-07073



FILED AND RECORDED IN PUBL
RECORDS OF COLUMBIA COUNTY

APR 20 PM 12:2

WARRANTY DEED

THIS INDENTURE, made this 18th day of April, 2001, between DAPHNE RUTH GILLETTE, the surviving spouse of Raymond N. Gillette (social security number [REDACTED]), of the County of Duval, in the State of Florida, party of the first part, and LEAH RUTH MERSHON and FRED E. MERSHON, her husband, 5718 North Cedar Forest Drive, Jacksonville, FL 32210, of the County of Duval, in the State of Florida, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Columbia, State of Florida, to wit:

RE NUMBER: R00640-000

LOTS 47 AND 48, UNIT 5 OF 3 RIVERS ESTATES, INC., SAID UNIT 5 BETTER DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER, SECTION 25, AND RUN NORTH 17°13'48" EAST 397.89 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 84°33' WEST 947.23 FEET; THENCE SOUTH 46°35' WEST 490.41 FEET; THENCE NORTH 47°23' WEST 311.75 FEET; THENCE NORTH 17°55' WEST 659.90 FEET; THENCE NORTH 26°02' WEST 176.16 FEET; THENCE SOUTH 46°35' WEST 561.79 FEET, MORE OR LESS TO WATER'S EDGE SANTA FE RIVER; THENCE GENERALLY EASTERLY ALONG WATER'S EDGE NORTH BANK SANTA FE RIVER TO WEST LINE LOT AT WATER'S EDGE, SECTION 2, 3 RIVERS ESTATES; THENCE NORTH 3°33' WEST 620.89 FEET; THENCE SOUTH 78°49' WEST 438.89 FEET; THENCE SOUTH 50°51' WEST 681.83 FEET TO POINT OF BEGINNING; BEING A PART OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS, OIL, GAS AND MINERAL LEASES AND AGREEMENTS, EASEMENTS, RIGHTS-OF-WAY, ZONING ORDINANCES, RESTRICTIONS AND LIMITATIONS OF RECORD, IF ANY.

DAPHNE RUTH GILLETTE IS THE SURVIVING SPOUSE OF RAYMOND N. GILLETTE WHO DIED AT JACKSONVILLE, DUVAL COUNTY, FLORIDA ON FEBRUARY 26, 1980. THEY WERE HUSBAND AND WIFE CONTINUOUSLY FROM THE DATE OF PURCHASE OF SAID PROPERTY ON AUGUST 9, 1967 TO THE DATE OF HIS DEATH ON FEBRUARY 26, 1980.

Documentary Stamp 1.70
Intangible Tax 1.70
P. DeWitt Cason
Clerk of Court
By mkc D.C.

OFFICIAL RECORD

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Sign: [Signature]
 Print: JOHN PAUL HOWARD
 Address: 2317 BLANDING BLVD.
 JACKSONVILLE, FL 32210

Sign: [Signature]
 Print: DAPHNE RUTH GILLETTE
 Address: 7361 CORAL SEA ROAD
 JACKSONVILLE, FL 32244

Sign: [Signature]
 Print: BARBARA JONES
 Address: 2317 BLANDING BLVD.
 JACKSONVILLE, FL 32210

STATE OF FLORIDA

COUNTY OF DUVAL

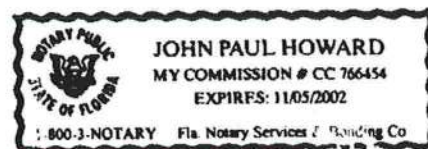
The foregoing instrument was acknowledged before me this 18th day of April, 2001, by DAPHNE RUTH GILLETTE, who personally appeared before me at the time of notarization, and who is either:

- (x) Personally known to me, or
 () Produced _____ as identification,
 and who () did (X) did not take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

Sign: [Signature]
 Print: JOHN PAUL HOWARD
 Address: 2317 BLANDING BLVD.
 JACKSONVILLE, FL 32210

My Commission Expires:
 Commission No.:



Columbia County, FLA - Building & Zoning Property Map

Printed: Mon Feb 13 2023 12:51:22 GMT-0500 (Eastern Standard Time)



Parcel No: 00-00-00-00640-000

Owner: THE MERSHON LIVING TRUST

Subdivision: THREE RIVERS ESTATES UNIT 5

Lot:

Acres: 1.4594959

Deed Acres: 1.46 Ac

District: District 2 Rocky Ford

Future Land Uses: Environmentally Sensitive Areas -1

Flood Zones: AE

Official Zoning Atlas: ESA-2

Record Search Search Results Parcel Details GIS Map

Parcel: << 00-00-00-00640-000 (45753) >>

Owner & Property Info

Result: 1 of 1

Owner	THE MERSHON LIVING TRUST 2360 JANELLS RIVER DR FOLKSTON, GA 31537		
Site			
Description*	LOTS 47 & 48 THREE RIVERS ESTATES. 532-629, 924-2619, WD 1113-2232, QC 1226-492,493, WD 1269-2018,2020,2022,		
Area	1.46 AC	S/T/R	26-6S-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

2022 Certified Values	2023 Working Values	
There are no 2023 Certified Values for this parcel	Mkt Land	\$30,000
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$30,000
	Class	\$0
	Appraised	\$30,000
	SOH Cap [?]	\$497
	Assessed	\$30,000
	Exempt	\$0
Total Taxable	county:	\$29,503
	city:	\$0
	other:	\$0
	school:	\$30,000

Aerial Viewer Pictometry Google Maps



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/18/2001	\$100	0924/2619	WD	V	U	
1/1/1981	\$7,500	0485/0133	03	V	Q	
4/1/1980	\$5,000	0445/0770	03	I	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
0020	VAC/WATER (MKT)	150.000 FF (1.460 AC)	1.0000/1.0000 1.0000/.4000000 /	\$200 /FF	\$30,000

Search Result: 1 of 1