

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 6/2/2022

Parcel: &lt;&lt; 04-6S-17-09598-006 (35209) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales

**Owner & Property Info**

Result: 1 of 1

Owner	COLLINS DANIEL E COLLINS NANCY ANN 1109 SW HOWELL ST LAKE CITY, FL 32024		
Site	1109 SW HOWELL ST, LAKE CITY		
Description*	COMM SE COR OF SW1/4 OF NE1/4, RUN W 40.90 FT, N 51.30 FT TO POB, W ALONG N R/W LINE OF SE HOWELL ST 176.85 FT, N 538.37 FT, W 323.79 FT, N 751.95 FT TO THE NORTH LINE OF THE SW1/4 OR NE1/4 OF SEC 4, E 455.90 FT S 1080.63 FT, E 41.66 FT, S 208.74 FT TO POB ...more>>>		
Area	10.2 AC	S/T/R	04-6S-17
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 &amp; Zoning office for specific zoning information.

**Property & Assessment Values**

2021 Certified Values		2022 Working Values	
Mkt Land	\$40,800	Mkt Land	\$61,200
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$40,800	Just	\$61,200
Class	\$0	Class	\$0
Appraised	\$40,800	Appraised	\$61,200
SOH Cap [?]	\$0	SOH Cap [?]	\$16,320
Assessed	\$40,800	Assessed	\$61,200
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$40,800 city:\$0 other:\$0 school:\$40,800	Total Taxable	county:\$44,880 city:\$0 other:\$0 school:\$61,200

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/24/2022	\$98,000	1467/1197	WD	V	Q	01
6/2/2021	\$100	1438/2790	QC	V	U	11
6/17/2019	\$55,000	1387/1362	WD	V	Q	01
2/29/2016	\$100	1310/1469	LE	I	U	30
2/29/2016	\$100	1310/1470	LE	V	U	30
9/25/2014	\$7,500	1282/1941	WD	V	Q	04
9/30/2005	\$100	1060/1531	WD	V	U	06
9/28/2005	\$100	1060/1529	WD	V	U	06
2/15/1988	\$6,000	0644/0551	WD	I	U	

**▼ Building Characteristics**

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



Prepared by and return to:  
Rob Stewart  
Sky Title, LLC  
6150 Southwest State Road 200  
Ocala, FL 34476  
(352) 479-0181  
File No 2022-6025VB

Parcel Identification No 04-6S-17-09598-006

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the 24th day of May, 2022 between **Maryanne Poupore, a Single Woman and John Charles Poupore, a Single man**, whose post office address is **1109 SW Howell Street, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Daniel E. Collins and Nancy Ann Collins, Husband and Wife**, whose post office address is **1109 SW Howell Street, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

### SEE EXHIBIT "A"

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that 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.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

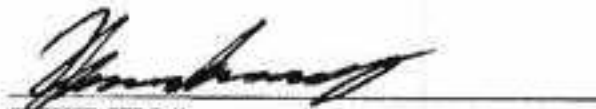


WITNESS

PRINT NAME: Marquise Nelson



Maryanne Poupore



WITNESS

PRINT NAME: Kevin Gutierrez

STATE OF FLORIDA

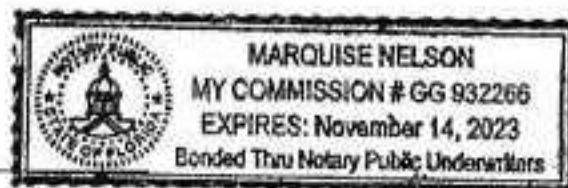
COUNTY OF ~~COLUMBIA~~ Palm Beach

MN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of May, 2022, Maryanne Poupore, who is/are personally known to me or has/have produced FL DL as identification.



Signature of Notary Public

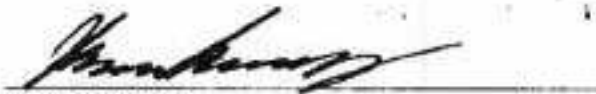


Signed, sealed and delivered  
in our presence:



WITNESS

PRINT NAME: Marquise Nelson



WITNESS

PRINT NAME: Kevin Gutierrez



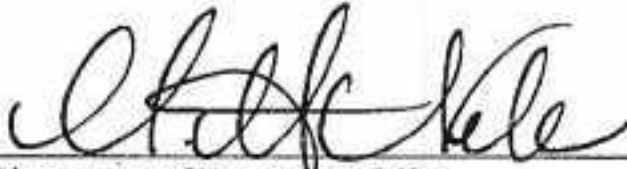
John Charles Poupore

STATE OF FLORIDA

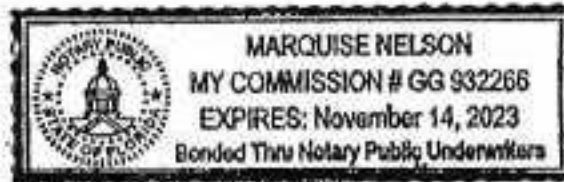
COUNTY OF ~~COLUMBIA~~ Palm Beach

MIN

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 20 day of May, 2022, John Charles Poupore, who is/are personally known to me or has/have produced FL DL as identification.



Signature of Notary Public



**Exhibit "A"**  
**Property Description**

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 South, Range 17 East, Columbia County, Florida and run South 89°15'12" West along the South line of the Southwest 1/4 of the Northeast 1/4 of Section 4, a distance of 40.90 feet; thence North 01°27'48" West a distance of 51.30 feet to the Southeast corner of a parcel of land recorded in Official Records Book 1282, Page 1937, of the Public Records of Columbia County, Florida and the Point of Beginning; thence South 88°42'45" West along the North right-of-way line of SW Howell Street a distance of 176.85 feet to the Southwest corner of said parcel of land recorded in Official Records Book 1282, Page 1937, of the Public Records of Columbia County, Florida; thence North 00°37'43" West a distance of 538.37 feet to the Northwest corner of a parcel of land recorded in Official Records Book 1282, Page 1941, of the Public Records of Columbia County, Florida, said corner being a point on the South line of a parcel of land recorded in Official Records Book 771, Page 951, of the Public Records of Columbia County, Florida; thence South 89°12'33" West along the South line of said parcel of land recorded in Official Records Book 771, Page 951, of the Public Records of Columbia County, Florida, a distance of 323.79 feet to the Southwest corner of said parcel of land recorded in Official Records Book 771, Page 951, of the Public Records of Columbia County, Florida; thence North 00°43'14" West a distance of 751.95 feet to a point on the North line of the Southwest 1/4 of the Northeast 1/4 of Section 4; thence North 89°10'44" East along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 4, a distance of 455.90 feet to the Northeast corner of a parcel of land recorded in Official Records Book 644, Page 549, of the Public Records of Columbia County, Florida; thence South 00°41'41" East a distance of 1080.63 feet; thence North 88°44'46" East a distance of 41.66 feet; thence South 01°27'48" East a distance of 208.74 feet to the Point of Beginning.





### Address Assignment and Maintenance Document

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

Date/Time Issued: 6/22/2020 2:43:50 PM

Address: 1109 SW HOWELL ST

City: LAKE CITY

State: FL

Zip Code 32024

Parcel ID 04-6S-17-09598-006

REMARKS: This address is a verified address in the county's addressing system.

Verification ID: 36bf76da-1c0e-494a-96df-39c63ebd717b

**NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.**

Address Issued By: GIS Specialist

Columbia County GIS/911 Addressing Coordinator

Columbia County  
Department of Information Technology  
135 NE Hernando Ave. Lake City, FL 32055  
Telephone 386-719-1456