Inst. Number: 202112025281 Book: 1454 Page: 2000 Page 1 of 2 Date: 12/14/2021 Time: 2:57 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 1,889.30

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

4-11093

Inst: 202112025281 Date: 12/14/2021 Time: 2:57PM
Page 1 of 2 B: 1454 P: 2000, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 1889.30

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 10 day of November, 2021, by Angela Lee Helms, A Single Person, hereinafter called the grantor, to Ann Crist, A Single Person, whose address is: 302 Apollo Drive, Hampton, VA 23669 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:

Lot 7, Block C, Forest Country, Second Addition, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 45, of the Public Records of Columbia County, Florida.

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.

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

Angela Lee Helms

Signed, sealed and delivered in our presence:

Witness:

Printed Name

Witness Mough Thomas

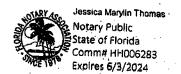
Printed Name:

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ⊠ physical presence or □online notarization, this ⅙ day of November, 2021 by Angela Lee Helms, A Single Person, who is personally known to me or, if not personally known to me, who produced _ _____ as identification.

Notary Public

(Notary Seal)



Columbia County Property Appraiser

Parcel: << 15-4S-16-03000-014 (13680) >>>

2021 Working Values updated: 5/20/2021

Owner & P	roperty Info	ty Info Result: 1 of 1				
Owner	HELMS ANGELA L 123 SW SLASH LN LAKE CITY, FL 320		4)			
Site	123 SLASH LN, LAI	123 SLASH LN, LAKE CITY				
Description*	LOT 7 BLOCK C FOR ADDITION. ORB 679- 245, DIV 1079-2297, 1238,	-351, 781-1842, W	D 1006-			
Area	0.77 AC	S/T/R	15-4S-16			
Use Code**	SINGLE FAMILY (0100)	Tax District	3			

^{*}The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.

**The <u>Use Code</u> 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 &	Asses	sment Va	alues		
2020 Certified Values		2021 Working Values			
Mkt Land		\$20,800	Mkt Land	\$20	800
Ag Land		\$0	Ag Land		\$0
Building		\$123,824	Building	\$133	497
XFOB		\$8,670	XFOB	\$8	670
Just		\$153,294	Just	\$162	967
Class		\$0	Class	91	\$0
Appraised		\$153,294	Appraised	\$162,967	
SOH Cap [?]		\$14,359	SOH Cap [?]	\$22,087	
Assessed		\$138,935	Assessed	\$140	880
Exempt	нх нз	\$50,000	Exempt	нх нв \$50	,000
Total Taxable	cit othe	y:\$88,935 y:\$88,935 r:\$88,935 :\$113,935			y:\$0 er:\$0



Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/12/2013	\$155,000	1261/1238	WD	1	Q	01
8/20/2010	\$100	1200/1399	QC		U	16
1/30/2004	\$140,000	1006/0245	WD		Q	
10/27/1993	\$75,000	0781/1842	WD		Q	
3/21/1989	\$12,300	0679/0351	WD	V	Q	

Building Charac	teristics				
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1989	1992	2752	\$133,497

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

	ures & Out Buildings (Code				
Code	Desc	Year Blt	Value	Units	Dims
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$1,500.00	1.00	0 x 0