

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: 2:57 PM
Page 1 of 2 B: 1454 P: 2000, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1889.30

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 18 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.

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:

Madison Williams

Witness:

Madison Williams

Printed Name:

Jessica Marylin Thomas

Witness:

Jessica Marylin Thomas

Printed Name:

Angela Lee Helms

Angela Lee Helms

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 Angela Lee
Helms, A Single Person, who is personally known to me or, if not personally known to
me, who produced DC as identification.

(Notary Seal)

Jessica Marylin Thomas
Notary Public



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024

2021 Working Values

updated: 5/20/2021

Aerial Viewer Pictometry Google Maps

Result: 1 of 1

[illegible]

*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.

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	\$0
Appraised	\$153,294	Appraised	\$162,967
SOH Cap [?]	\$14,359	SOH Cap [?]	\$22,087
Assessed	\$138,935	Assessed	\$140,880
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$88,935 city:\$88,935 other:\$88,935 school:\$113,935	Total Taxable	county:\$90,880 city:\$0 other:\$0 school:\$115,880

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

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.

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