Inst. Number: 202312017625 Book: 1499 Page: 356 Page 1 of 2 Date: 9/20/2023 Time: 8:27 AM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,687.00

Prepared by and return to:

Raymond M. Ivey, Esq. Scruggs, Carmichael & Wershow, P.A. 4923 NW 43rd Street Gainesville, Florida 32606

File #: 23-0727

Rec. \$18.50 Tax: \$1,687.00

## **WARRANTY DEED**

THIS WARRANTY DEED, made and entered into on this 23rd day of August 2023, by and between

Joshua P. Clark and Hali R. Clark, husband and wife

whose address is **3211 Oak Park Lane, Missouri City, TX 77459** hereinafter called Grantor, and

Karl Palmer and Alexandria Palmer, husband and wife

whose address is **411 SW Finley Little Lane, Lake City, FL 32024** hereinafter called 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 corporations)

**WITNESSETH**, that said Grantor, for and in consideration of the sum of \$10.00 to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the following described land, situated, lying and being in **Columbia** County, Florida, to-wit:

Commence at the Southwest corner of the NE 1/4 of NE 1/4 of Section 1, Township 5 South, Range 16 East, and run N 88°34'50" E along the South line of said NE 1/4 of NE 1/4, 235.00 feet to the POINT OF BEGINNING; Thence continue N88°34'50"E, along said south line 185.00 feet; thence N01°27'42"W, 299.00 feet; thence S87°58'24"W, 185.01 feet; thence S01°27'42"E, 297.05 feet to the POINT OF BEGINNING, All lying and being in. Columbia County, Florida.

Tax Parcel #: 01-5S-16-03387-004

SUBJECT TO taxes for 2023 and all subsequent years and any easements and restrictions of record.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or appertaining.

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

**AND** the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

File #: 23-0727 Warranty Deed Page 1 of 2

Inst. Number: 202312017625 Book: 1499 Page: 357 Page 2 of 2 Date: 9/20/2023 Time: 8:27 AM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,687.00

> IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses: Justine Medina

Justine Medina

Printed name

Joshua Medina Signed by: Joshua Medina Data ६ गामकः देव मण्डुः, देगस्य राज्यसम्बद्धाः

Witness

Joshua Medina

Printed name

Hali R. Clark

## **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of [ ] physical presence or formula of [ ] online notarization, this 23rd of August 2023, by Joshua P. Clark and Hali R. Clark, who are [ ] personally known to me OR who have produced [viriver's license or [ ] as identification.

[SEAL]

JUSTINE MEDINA Notary Public - State of Florida Commission # HH 66987 My Comm. Expires Nov 24, 2024

01-58-16-03387

ĸ

123,972 29,880 154,002 32,997 121,005 50,000 100 STANDARD 215,000 CONSRV BAS= W40 S26 E22 FOP= S3 E18N3 W18\$ E18 FCP= E12 N19 W12 S19\$ N19 UST= E12 N7 W12 S7\$ N7\$. 154,00 ISSUED SALE PRICE 꽃 FRZ PAGE 1 of 1 **BUILDING DIMENSIONS** 30 DECL 2 C C AMT **BUILDING NOTES** TYPE Q V R н COLUMBIA COUNTY PROPERTY F SALES DATA DENSITY MD MD 1/07/2016 WD U Tax Dist: GRANTOR: GABRIEL M & BETSY K C GRANTEE: GATEWAY DEVELOPMENT GRANTOR: GATEWAY DEVELOPMENT L HX HB YEAR DESCRIPTION 7/06/2022 GRANTEE: CLARK JOSHUA P DATE OTHER ADJUSTMENTS AND NOTES OFF RECORD Number 1307/0703 1470/2057 PERMIT NUM 29,880 LAND MLU NOTES 18,000.00 ADJ UNIT PRICE FCP 150 15,000.00 % COND 50 
 MARKET ADJUSTMENTS

 BASE RATE
 REPL. COST NEW
 AYB

 116.04
 133,562
 1979
 1.20 Heated Area: 1040 1993 3 P 전 FOP YEAR ACTUAL 1.00 TOT UNIT D DPTH %
LND UTS TYPE T FACT COND TOTAL OB/XF 50 1993 YEAR 1.00 BLD DATE XF DATE INC DATE ORIG BAS 1.66 AC 411 SW FINLEY LITTLE LN, LAKE CITY 300.00 ADJ UNIT PRICE CLARK JOSHUA P/CLARK HALI 3211 OAK PARK LN MISSOURI CITY, TX 77459 TYPE MDL EFF. AREA TOT ADJ PTS EFF 0100 01 1,151 120.8700 1 SINGLE FAM - 100% - 2023 0.00 DEPTH Adj R 1.00 UT 300.00 0.00 FRONT 5 A-1 LOC UNITS <u>د</u> م 6,139 4,093 123,972 112,017 COMM SW COR OF NEI/4 OF NEI/4, E POB, N 302.32 FT, E 240 FT, S 30 FINLEY LITTLE RD, W ALONG R/W 24 SUBAREA MARKET VALUE BUILDING CHARACTERISTICS
ELEMENT CD CONSTRUCTION
Exterior Wall 19 COMON BRX 90
Exterior Wall 08 WD OR PLY 10
Roof Structur 03 GABLE/HIP 100
Roof Cover 03 COMP SHOGL 100 100 CAP ≷ | 05 DRYWALL 100 | 14 CARPET 90 | 08 SHT VINYL 10 | 03 CENTRAL 100 | 04 AIR DUCTED 100 | 3 100 | 2 100 0100 SINGLE FAMILY 1.00/ LAND USE DESCRIPTION BLD CAP 0 100 57 16 38 1,151 MKT AREA 1,040 TOT ADJ AREA NONE 100 CONV 100 03 03 100 01 01 100 1. 100 VEIGHBORHOOD/LOC 1516.00 LAND DESCRIPTION
USE CLS D DESCRIPTION CONC, PAVMT 05 05 PCT OF BASE 100 25 30 45 FOTALS 1,406 EXTRA FEATURES 1. 05 1,040 ບ 54 84 Interior Floo Interior Wall Interior Floo Air Condition Condition Adj Kitchen Adjus TOTAL GROSS AREA Heating Type Architectual 3athrooms Sedrooms Stories Quality DOR CODE OB/XF CODE 1 0166 1 0100 Frame MAP NUM AREA TYPE Units FCP BAS FOP

PRINTED 10/04/2023 BY SYS

Common: 29,880

Agricultural:

Market:

Total Land Value: 29,880

Total Acres: 1.66

졌

¥

08/13/2019

REVIEW DATE