

From: [Samanthia R](#)
To: [My Favorite Pool Builder](#)
Subject: Doc s Reid-Layne
Date: Friday, July 14, 2023 2:17:55 PM

SECTION III. DISTRIBUTION OF LIABILITIES AND ASSETS:

There are no marital assets or liabilities to be divided.

SECTION IV. CHILDREN:

There are NO MINOR CHILD[REN] or DEPENDENT CHILD[REN] common to both Parties and the wife is not pregnant.

SECTION V. OTHER PROVISIONS:

- A. Former name. The Wife seeks restoration of her former name. Wife's former name should be restored to her and she should be known hereafter as: SAMANTHIA ROSE REID.
- B. Alimony – waived.
- C. Jurisdiction should be retained over the parties and the subject matter of this cause for enforcement of the Final Judgment and for entry of such other orders as may be just and proper.

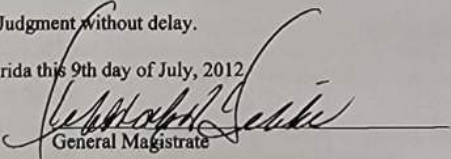
SECTION VI. EXCEPTIONS:

The Wife has waived her right at the hearing to file Exceptions to this Report and Recommendations and the Husband has waived his right to file Exceptions through the wording of the answer/waiver/response filed in the Court file

RECOMMENDATIONS

The Court should enter the attached Final Judgment without delay.

Dated at Lake City, Columbia County, Florida this 9th day of July, 2012


General Magistrate

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing was mailed this 10 day of July, 2012 to:

Wife: Samanthia R. Manuel
1911 SW CR 252B
Lake City, FL 32024

Husband: Woodrow Manuel, Jr.
3436 Gordon Street
St. Georgia, Georgia 31562

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
IN AND FOR COLUMBIA COUNTY, FLORIDA

Case No. 12-217-DR

SAMANTHIA R. MANUEL,
Petitioner

and

WOODROW MANUEL, JR.,
Respondent

REPORT AND RECOMMENDATION OF GENERAL MAGISTRATE

THIS CAUSE came before the undersigned July 9, 2012 for final hearing on Petition For Dissolution of Marriage.

APPEARANCES

(x) Petitioner

() Respondent

After reviewing the record and receiving testimony, the General Magistrate makes the following findings of fact and recommendations:

FINDINGS OF FACT

SECTION I. JURISDICTION:

- A. This Court has jurisdiction over the parties and the subject matter of this proceeding.
- B. This matter is properly before the undersigned pursuant to an Order of Referral To General Magistrate; no objections to said referral having been timely filed.
- C. The above styled case was initially filed by way of a Petition For Dissolution of Marriage With No Dependent or Minor Child[ren] Or Property filed May 14, 2012.
- D. At least one party has been a resident of the State of Florida for more than six (6) months immediately before the filing of the Petition and Petitioner has filed a copy of her Florida driver's license.
- E. Respondent filed an Answer, Waiver And Request For Copy of Final Judgment on May 14, 2012.

SECTION II. MARRIAGE:

- A. The parties were married to each other on January 16, 2009.
- B. The marriage took place in Lake City, Columbia County, Florida.
- C. The parties separated on or about March 9, 2010.
- D. The marriage is irretrievably broken.

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
IN AND FOR COLUMBIA COUNTY, FLORIDA

Case No. 12-217-DR

SAMANTHA ROSE MANUEL,

Petitioner,

and

WOODROW MANUEL, JR.,

Respondent.

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE and
ORDER ON REPORT OF GENERAL MAGISTRATE

THIS CAUSE is before the Court on the Report of the General Magistrate. The undersigned having considered the findings and recommendations in the report, and being advised that exceptions have been waived,

IT IS ADJUDGED:

1. The Report of the General Magistrate dated July 9, 2012 is ratified, approved and incorporated in this order.
2. The parties are ordered to comply with the findings and recommendations contained in the general magistrate's report and the Court adopts every recommendation contained in it as this Court's order.
3. The marriage between the parties is dissolved.
4. The parties have no children in common and none are expected.
5. The Wife's name is restored to SAMANTHA ROSE REID.
6. The Husband was not present but was aware of these proceedings as is evidenced by his Answer, Waiver and Request for Copy of Final Judgment which was filed with the Clerk's Office on May 14, 2012. He was also mailed a copy of the Notice of Hearing before General Magistrate by the Clerk's Office on June 13, 2012.
7. The Court reserves jurisdiction of the parties and subject matter to enforce the provisions of this final judgment and the provisions of the Report of the General Magistrate.

DONE AND ORDERED at Lake City, Columbia County, Florida this 10th day of July, 2012.

CIRCUIT JUDGE

I certify that a copy of this document was provided this 10 day of July, 2012 by US mail and/or hand delivery to Samantha Rose Reid, 1911 SW CR 252B, Lake City, FL 32024, and Woodrow Manuel, Jr., 346 Gordon St., St. George, GA 31562.

Deputy Clerk



Prepared by and return to:
Richard D. Zasada, Esq.,
123 East Howard Street
Live Oak, Florida 32064

Incl 2010/1201437 Date 8/7/2010 Time 9:39 AM
Doc Stamp Book 0.70
Doc P DeWitt Clerk Columbia County Page 1 of 1 B 1200 P 2226

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 4 day of Sept
2010, by WOODROW MANUEL, JR., a married man, whose address is 346 Gordon Street, St. George,
Georgia, 31562, first party, to SAMANTHIA ROSE MANUEL, a married woman, whose address is 1911
SW CR 252B, Lake City, Florida 32024, and party:

WITNESSETH, that the first party, for and in consideration of the sum of Ten and No/100 Dollars
(\$10.00), and pursuant to the Marital Settlement Agreement in Case No.: 10ctawail paid by the
said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto
the second party forever, all right, title, interest, claim and demand which the first party has in and to the
following described real property in the County of Columbia, State of Florida:

LOT 18, CHIPPDALE ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT
BOOK 5, PAGE 28, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA,
TOGETHER WITH A 1994 LIBERTY DOUBLEWIDE MOBILE HOME WITH IDENTIFICATION NUMBERS
10123880 LOCATED THEREON AND CONSIDERED A PART THEREOF.

PARCEL NO.: R02862-118

TO HAVE AND TO HOLD the same together with all and singular the appurtenances belonging or
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party,
either in law or equity, to the only proper use, benefit of the second party forever.

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

Witness
Donna H. Kenyon

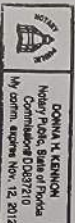
Woodrow Manuel, Jr.
WOODROW MANUEL, JR.

Witness
Donna H. Kenyon

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 4th day of September 2010 by
WOODROW MANUEL, JR., a married man, who is personally known to me or has provided valid Florida
driver's license as identification.

Donna H. Kenyon
Notary Public
My Commission expires: 11/12/2012



Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 7/13/2023

Parcel: << 10-4S-16-02862-118 (12592) >>

Result: 1 of 1

Owner & Property Info

Owner	MANUEL SAMANTHIA R 1911 SW COUNTY ROAD 2528 LAKE CITY, FL 32024		
Site	1911 SW COUNTY ROAD 2528, LAKE CITY		
Description	LOT 18 CHIPDALE ESTATES, 809-2181, WD 1048-1093, QC 1173-953, QC 1200-2329		
Area	1.23 AC	S/T/R	10-4S-16
Use Code	MOBILE HOME (0200)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The 1000-0000 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	
Mkt Land	\$10,500	Mkt Land	\$12,950
Ag Land	\$0	Ag Land	\$0
Building	\$86,960	Building	\$111,564
XFOB	\$11,454	XFOB	\$15,204
Just	\$108,914	Just	\$139,718
Class	\$0	Class	\$0
Appraised	\$108,914	Appraised	\$139,718
SOH Cap [7]	\$13,153	SOH Cap [7]	\$34,381
Assessed	\$108,914	Assessed	\$139,718
Exempt	\$0	Exempt	\$0
Total	county:\$95,761 city:\$0	Total	county:\$105,337 city:\$0
Taxable	other:\$0 school:\$108,914	Taxable	other:\$0 school:\$139,718

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/7/2010	\$100	1209/2329	QC	I	U	11
5/7/2009	\$100	1173/0953	QC	I	U	11
4/8/2008	\$108,000	1147/2219	WD	I	Q	
6/6/2005	\$95,000	1048/1093	WD	I	Q	
8/23/1995	\$49,600	0809/2181	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1994	1842	3080	\$111,564

*Bldg Desc: determinations are used by the Property Appraiser's 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.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$144.00	72.00	4 x 18
0081	DECKING WITH RAILS	0	\$1,000.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2007	\$2,160.00	180.00	18 x 10
0060	CARPORT F	2007	\$1,800.00	360.00	18 x 20
0070	CARPORT UF	2007	\$900.00	360.00	18 x 20
0169	FENCE/WOOD	2014	\$2,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (1.230 AC)	1.0000/1.0000 1.0000/7000000 /	\$12,950 /LT	\$12,950

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Search Result: 1 of 1

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